

ORDINANCE NO. 2024 -

54

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2015-52, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated June 13, 2024, in addition to the supporting documents and statements from the applicant which are a part of file MAJMOD 2024-06 Beachwalk Retail Center, for an amendment to the New Twin Creeks Planned Unit Development, Ordinance Number 2015-52, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the New Twin Creeks PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2015-52, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the New Twin Creeks PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice duly published as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the New Twin Creeks PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the New Twin Creeks PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the New Twin Creeks PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the New Twin Creeks PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the New Twin Creeks PUD is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly

development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2015-52, as amended, not in conflict with the provision of this Ordinance, shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. That the terms of this modification to the New Twin Creeks PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 5TH DAY OF NOVEMBER, 2024.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Sarah Arnold, Chair

Rendition Date NOV 07 2024

ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller

BY: Crystal Smith
Deputy Clerk

Effective Date: NOV 12 2024



NEW TWIN CREEKS

EXHIBIT "A"

MASTER DEVELOPMENT PLAN LEGAL DESCRIPTION

Subject Property South of C.R. 210

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

For a Point of Beginning, commence at the corner common to Sections 15, 16, 21, and 22 of said Township and Range; thence North 01°06'17" West, along the Westerly line of said Section 15, a distance of 2,655.18 feet to an angle in said Westerly line; thence North 00°50'08" West, continuing along said Westerly line, 2,702.59 feet to the Northwest corner of said Section 15; thence South 89°12'49" West, along the Southerly line of said Section 9, a distance of 496.47 feet to its intersection with the Southerly right-of-way line of County Road 210, a 150 foot right-of-way per St. Johns County Right-of-Way Map, dated August 15, 2002; thence along said Southerly line the following six (6) courses: (1) thence North 51°03'28" East, 6,410.43 feet to the point of curvature of a curve concave Southerly, having a radius of 243.31 feet; (2) thence Northeasterly, along the arc of said curve, through a central angle of 75°41'49", an arc distance of 321.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 88°54'23" East, 298.58 feet; (3) thence South 53°14'43" East, 2,494.87 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1,029.93 feet; (4) thence Southeasterly, along the arc of said curve, through a central angle of 15°27'40", an arc distance of 277.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 60°58'33" East, 277.08 feet; (5) thence South 68°42'23" East, 1,737.76 feet to the point of curvature of a curve concave Northerly, having a radius of 393.31 feet; (6) thence Northeasterly, along the arc of said curve, through a central angle of 57°26'31", an arc distance of 394.31 feet to its intersection with the Westerly right-of-way line of a Florida East Coast Railroad right-of-way, a variable width right-of-way per Florida East Coast Railway Company Right-of-Way Track Map, dated December 31, 1927, said arc being subtended by a chord bearing and distance of North 82°34'22" East, 378.01 feet; thence South 41°00'02" East, departing said Southerly right-of-way line and along said Westerly right-of-way line, 2,283.78 feet to a point lying on the Southerly line of said Section 11; thence North 89°28'59" East, continuing along said Westerly right-of-way line and along said Southerly line, 36.95 feet; thence South 41°02'31" East, departing said Southerly line and along said Westerly right-of-way line, 253.73 feet to its intersection with the Easterly line of said Section 14; thence South 01°04'11" East, departing said Westerly right-of-way line and along said Easterly line, 5,180.32 feet to the Southeasterly corner of said Section 14; thence South 89°33'57" West, along the Southerly line of said Section 14, a distance of 5,363.20 feet to the Southwest corner of said Section 14, said point also being the Southeast corner of said Section 15, thence South 89°33'51" West, along the Southerly line of said Section 15, a distance of 5,368.24 feet to the Point of Beginning. **Containing 1,857.26 acres, more or less.**

TOGETHER WITH

Subject Property North of C.R. 210

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

For a Point of Reference, commence at the corner common to said Sections 9, 10, 16 and Section 15 of said Township and Range, thence South 89°12'49" West, along the Southerly line of said Section 9, a distance of 739.26 feet to its intersection with the Northerly right-of-way line of County Road No. 210, a

150 foot right-of-way per St. Johns County Right-of-Way Map dated August 15, 2002, said point also being the Point of Beginning.

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

distance of North 60°58'33" West, 236.73 feet; course four, thence North 53°14'43" West, 2,494.87 feet to the point of curvature of a curve concave Southerly, having a radius of 393.31 feet; course five, thence Southwesterly, along the arc of said curve, through a central angle of 75°41'49", an arc distance of 519.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°54'23" West, 482.65 feet; course six, thence South 51°03'28" West, 6,601.35 feet to an intersection with the Southerly line of Section 9 and the Point of Beginning. The above described lands being subject to any submerged sovereign lands of the State of Florida associated with Durbin and Sampson Creeks. **Containing 1,193 acres, more or less.**

LESS AND EXCEPT

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

A portion of Section 11, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: Commence at the southwest corner of Section 10, Township 5 South, Range 28 East, St. Johns County, Florida; thence North 00°48'41" West, along the westerly line of said Section 10, 377.21 feet, to an intersection a line lying 10.00 feet southeasterly of and parallel with the southeasterly right-of-way of County Road No. 210 (a 150.00 foot right-of-way per St. Johns County Right-of-Way Map dated 8-15-2002); thence North 51°03'28" East, along last said line and the northeasterly extension thereof, 7,759.46 feet to the southwesterly existing right-of-way line of Florida East Coast Railroad (a variable width right-of-way as shown on Florida East Coast Railway Company Right-of-Way and Track Map dated December 31, 1927); thence southeasterly, southwesterly and easterly, along said southwesterly existing right-of-way line run of the following six (6) courses and distances: Course No. 1: South 41°00'02" East, 1,524.26 feet; Course No. 2: South 48°59'58" West, 70.00 feet; Course No. 3: South 41°00'02" East, 1,295.55 feet to the Point of Beginning; Course No. 4: South 41°00'02" East, 449.45 feet; Course No. 5: North 89°16'33" East, 98.30 feet; Course No. 6: South 41°00'02" East, 862.54 feet; thence South 48°59'58" West, 225.55 feet to the northeasterly right-of-way of said County Road 210; thence North 68°42'23" West, along said northeasterly right-of-way, 922.85 feet; thence North 23°54'33" West, 70.96 feet; thence North 20°53'17" East, 132.02 feet to the point of curvature of a curve leading northerly; thence northerly along and around the arc of said curve, concave westerly, having a radius of 310.00 feet, an arc distance of 334.85 feet, said arc being subtended by a chord bearing and distance of North 10°03'22" West, 318.81 feet to a point of tangency of last said curve; thence North 41°00'02" West, 37.36 feet; thence North 41°31'41" West, 115.11 feet; thence North 48°28'19" East, 279.45 feet to the Point of Beginning. **Containing 13.02 acres, more or less.**

AND

FURTHER LESS AND EXCEPT:

Property Removed from DRI for Momentum Twin Creeks Workforce Housing Site

A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALTERNATE COUNTY ROAD NO. 210 (A 150 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP, DATED AUGUST 15, 2002) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST

RAILROAD (A VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY AND TRACK MAP DATED DECEMBER 31, 1927); THENCE NORTHWESTERLY AND WESTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 41°00'02" WEST, 1073.11 FEET; COURSE NO. 2: SOUTH 89°16'33" WEST, 98.30 FEET; COURSE NO. 3: NORTH 41°00'02" WEST, 449.45 FEET, TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4207, PAGE 1711, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 48°28'19" WEST, ALONG LAST SAID LINE 279.45 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 41°31'41" EAST, 115.11 FEET; THENCE SOUTH 41°00'02" EAST, 37.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 334.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°03'22" EAST, 318.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 20°53'17" WEST, 132.02 FEET; THENCE SOUTH 23°54'33" EAST, 70.96 FEET, TO AFORESAID NORTHERLY RIGHT OF WAY LINE OF ALTERNATE COUNTY ROAD NO. 210; THENCE NORTH 68°42'23" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 175.18 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°05'24" EAST, 35.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°53'10" EAST, 118.25 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 337.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°16'22" WEST, 320.80 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 41°25'55" WEST, 79.04 FEET; THENCE NORTH 48°28'19" EAST, 80.09 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.39 ACRES, MORE OR LESS.

And Additional Property Removed from DRI for Momentum Twin Creeks Workforce Housing Site

FURTHER LESS AND EXCEPT:

PARCEL NO. 11

A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ALTERNATE COUNTY ROAD NO. 210 (A 150 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP, DATED AUGUST 15, 2002) WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY AND TRACK MAP DATED DECEMBER 31, 1927); THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ALTERNATE COUNTY ROAD NO. 210, AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 243.31 FEET, AN ARC DISTANCE OF 231.16 FEET,

SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°04'34" WEST, 222.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 68°42'23" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ALTERNATE COUNTY ROAD NO. 210, A DISTANCE OF 93.37 FEET; THENCE NORTH 48°59'58" EAST, 225.55 FEET, TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE SOUTH 41°00'02" EAST, 210.57 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.75 ACRES, MORE OR LESS.

FURTHER LESS AND EXCEPT:

Property Owned by Heartwood 23, LLC more particularly described on the remaining pages

PARCEL 2A

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01 DEGREES 06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00 DEGREES 50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, 1638.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 50'08" WEST, ALONG SAID WESTERLY LINE OF SECTION 15, 1063.63 FEET; THENCE SOUTH 89 DEGREES 12'49" WEST, 47.18 FEET; THENCE NORTH 00 DEGREES 47'11" WEST, 80.97 FEET; THENCE NORTH 73 DEGREES 31'30" EAST, 211.36 FEET; THENCE NORTH 16 DEGREES 36'20" WEST, 62.03 FEET; THENCE NORTH 26 DEGREES 09'26" WEST, 232.84 FEET TO AN INTERSECTION WITH A LINE LYING 10.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED 8-15-2002); THENCE NORTH 51 DEGREES 03'23" EAST, ALONG LAST SAID LINE, 1364.84 FEET; THENCE SOUTH 37 DEGREES 37'34" EAST, 342.24 FEET; THENCE SOUTH 52 DEGREES 26'32" WEST, 284.47 FEET; THENCE SOUTH 05 DEGREES 25'48" WEST, 210.26 FEET; THENCE SOUTH 10 DEGREES 09'43" EAST, 78.81 FEET; THENCE SOUTH 10 DEGREES 12'14" WEST, 50.80 FEET; THENCE SOUTH 38 DEGREES 25'05" WEST, 37.01 FEET; THENCE SOUTH 45 DEGREES 00'00" WEST, 28.28 FEET; THENCE NORTH 79 DEGREES 12'57" WEST, 42.76 FEET; THENCE NORTH 76 DEGREES 22'23" WEST, 33.96 FEET; THENCE NORTH 30 DEGREES 57'50" WEST, 46.65 FEET; THENCE NORTH 40 DEGREES 45'49" WEST, 76.58 FEET; THENCE NORTH 45 DEGREES 00'00" WEST, 18.48 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 31.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63 DEGREES 58'50" EAST, 31.18 FEET; THENCE SOUTH 51 DEGREES 03'23" WEST, 188.44 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 34.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 53'47" WEST, 34.90 FEET; THENCE SOUTH 36 DEGREES 44'12" WEST, 25.73 FEET; THENCE SOUTH 17 DEGREES 11'55" EAST, 41.38 FEET; THENCE SOUTH 00 DEGREES 00'00" WEST, 112.00 FEET; THENCE SOUTH 23 DEGREES 44'58" WEST, 81.94 FEET; THENCE SOUTH 43 DEGREES 31'49" WEST, 57.55 FEET; THENCE SOUTH 05 DEGREES 08'33" WEST, 50.02 FEET; THENCE SOUTH 20 DEGREES 06'59" EAST, 41.30 FEET; THENCE SOUTH 15 DEGREES 29'01" EAST, 58.80 FEET; THENCE SOUTH 08 DEGREES 09'34" WEST, 155.15 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 143.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74 DEGREES 46'37" (END PAGE 1)

(BEGIN PAGE 2)

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

EAST, 99.90 FEET; THENCE NORTH 44 DEGREES 20'29" EAST, 61.52 FEET; THENCE NORTH 45 DEGREES 49'49" EAST, 48.80 FEET; THENCE NORTH 45 DEGREES 00'00" EAST, 7.07 FEET; THENCE NORTH 03 DEGREES 56'43" EAST, 116.28 FEET; THENCE NORTH 09 DEGREES 01'39" WEST, 108.34 FEET; THENCE NORTH 27 DEGREES 04'19" EAST, 50.54 FEET; THENCE NORTH 14 DEGREES 30'01" EAST, 59.91 FEET; THENCE NORTH 69 DEGREES 35'24" EAST, 45.88 FEET; THENCE SOUTH 71 DEGREES 00'12" EAST, 64.51 FEET; THENCE SOUTH 57 DEGREES 43'37" EAST, 25.52 FEET; THENCE SOUTH 33 DEGREES 18'28" EAST, 111.26 FEET; THENCE NORTH 66 DEGREES 14'00" EAST, 179.58 FEET; THENCE NORTH 23 DEGREES 46'00" WEST, 110.00 FEET; THENCE NORTH 66 DEGREES 14'00" EAST, 192.92 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 243.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 10'47" EAST, 233.10 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 539.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 31'07" WEST, 502.44 FEET; THENCE NORTH 21 DEGREES 44'09" EAST, 76.92 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 212.41 FEET, AN ARC DISTANCE OF 225.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08 DEGREES 38'22" WEST, 214.81 FEET; THENCE NORTH 39 DEGREES 00'52" WEST, 34.11 FEET; THENCE NORTH 84 DEGREES 00'52" WEST, 134.75 FEET TO AN INTERSECTION WITH THE AFORESAID LINE LYING 10.00 SOUTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210; THENCE NORTH 51 DEGREES 03'23" EAST, ALONG LAST SAID LINE, 314.76 FEET; THENCE SOUTH 09 DEGREES 28'01" WEST, 96.50 FEET; THENCE SOUTH 35 DEGREES 31'59" EAST, 74.37 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 351.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01 DEGREES 57'30" EAST, 331.81 FEET; THENCE SOUTH 31 DEGREES 36'59" WEST, 52.36 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 297.93 FEET, AN ARC DISTANCE OF 264.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 12'41" WEST, 255.63 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 490.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 07'35" EAST, 447.73 FEET; THENCE NORTH 76 DEGREES 56'28" EAST, 786.40 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 79.00 FEET, AN ARC DISTANCE OF 117.08 FEET, SAID ARC BEING SUBTENDED BY A
(END PAGE 2)

(BEGIN PAGE 3)

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

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

(BEGIN PAGE 4)

EAST, 47.13 FEET; THENCE SOUTH 11 DEGREES 42'30" EAST, 54.36 FEET; THENCE
SOUTH 64 DEGREES 07'42" EAST, 41.72 FEET; THENCE SOUTH 22 DEGREES 14'42"

EAST, 37.95 FEET; THENCE SOUTH 06 DEGREES 39'01" WEST, 65.94 FEET; THENCE SOUTH 31 DEGREES 13'54" WEST, 28.76 FEET; THENCE SOUTH 06 DEGREES 47'56" EAST, 2.43 FEET; THENCE SOUTH 37 DEGREES 29'44" EAST, 170.64 FEET; THENCE NORTH 71 DEGREES 32'01" EAST, 46.75 FEET; THENCE NORTH 86 DEGREES 36'12" EAST, 9.14 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 806.86 FEET, AN ARC DISTANCE OF 107.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75 DEGREES 40'08" EAST, 107.56 FEET; THENCE NORTH 29 DEGREES 55'40" EAST, 35.11 FEET; THENCE NORTH 64 DEGREES 44'02" EAST, 56.09 FEET; THENCE NORTH 01 DEGREES 59'41" EAST, 37.40 FEET; THENCE NORTH 71 DEGREES 15'15" EAST, 79.62 FEET; THENCE NORTH 35 DEGREES 24'15" EAST, 58.02 FEET; THENCE NORTH 04 DEGREES 51'45" EAST, 12.74 FEET; THENCE SOUTH 74 DEGREES 01'24" EAST, 48.75 FEET; THENCE SOUTH 48 DEGREES 21'07" EAST, 54.87 FEET; THENCE SOUTH 40 DEGREES 42'40" EAST, 59.63 FEET; THENCE SOUTH 35 DEGREES 18'14" EAST, 85.45 FEET; THENCE SOUTH 24 DEGREES 07'43" EAST, 67.15 FEET; THENCE SOUTH 23 DEGREES 49'17" EAST, 117.40 FEET; THENCE SOUTH 17 DEGREES 15'18" EAST, 95.07 FEET; THENCE SOUTH 47 DEGREES 46'07" WEST, 10.86 FEET; THENCE SOUTH 43 DEGREES 12'21" WEST, 207.41 FEET; THENCE SOUTH 65 DEGREES 48'17" WEST, 44.65 FEET; THENCE NORTH 69 DEGREES 39'29" WEST, 54.11 FEET; THENCE NORTH 61 DEGREES 24'33" WEST, 56.27 FEET; THENCE NORTH 17 DEGREES 08'28" WEST, 35.88 FEET; THENCE NORTH 05 DEGREES 27'16" WEST, 46.80 FEET; THENCE NORTH 45 DEGREES 08'58" WEST, 83.91 FEET; THENCE NORTH 25 DEGREES 22'45" WEST, 7.36 FEET; THENCE SOUTH 88 DEGREES 52'03" WEST, 74.47 FEET; THENCE SOUTH 75 DEGREES 48'02" WEST, 25.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 120.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 41'17" WEST, 120.03 FEET; THENCE SOUTH 59 DEGREES 03'33" WEST, 24.84 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 57.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 45'26" WEST, 57.27 FEET; THENCE SOUTH 56 DEGREES 44'49" WEST, 36.54 FEET; THENCE SOUTH 60 DEGREES 31'37" WEST, 46.87 FEET; THENCE SOUTH 08 DEGREES 53'02" EAST, 27.15 FEET; THENCE SOUTH 28 DEGREES 42'54" WEST, 30.51 FEET; THENCE SOUTH 16 DEGREES 31'14" WEST, 3.86 FEET; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 26.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 24'52" EAST, 26.46 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 47'41" EAST, 73.75 FEET; THENCE SOUTH 74 DEGREES 52'04" EAST, 140.44 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID (END PAGE 4)

(BEGIN PAGE 5)

CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 160.61 FEET, AN ARC DISTANCE OF 112.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 54'45" WEST, 110.63 FEET; THENCE SOUTH

17 DEGREES 07'42" WEST, 21.59 FEET; THENCE SOUTH 40 DEGREES 55'53" WEST, 50.29 FEET; THENCE SOUTH 51 DEGREES 40'54" WEST, 62.19 FEET; THENCE SOUTH 63 DEGREES 20'15" WEST, 172.29 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AN ARC DISTANCE OF 63.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40 DEGREES 31'48" EAST, 63.27 FEET; THENCE NORTH 76 DEGREES 57'21" EAST, 136.89 FEET; THENCE NORTH 76 DEGREES 51'41" EAST, 58.68 FEET; THENCE NORTH 78 DEGREES 19'50" EAST, 58.84 FEET; THENCE NORTH 71 DEGREES 27'23" EAST, 51.68 FEET; THENCE NORTH 66 DEGREES 51'41" EAST, 44.64 FEET; THENCE NORTH 27 DEGREES 56'26" EAST, 49.37 FEET; THENCE NORTH 81 DEGREES 25'57" EAST, 66.37 FEET; THENCE NORTH 06 DEGREES 30'33" WEST, 66.05 FEET; THENCE NORTH 68 DEGREES 29'54" EAST, 58.92 FEET; THENCE NORTH 57 DEGREES 51'05" EAST, 45.34 FEET; THENCE NORTH 69 DEGREES 57'10" EAST, 55.57 FEET; THENCE NORTH 83 DEGREES 23'43" EAST, 39.63 FEET; THENCE NORTH 82 DEGREES 03'46" EAST, 45.84 FEET; THENCE NORTH 51 DEGREES 48'48" EAST, 43.60 FEET; THENCE NORTH 52 DEGREES 24'59" EAST, 38.93 FEET; THENCE SOUTH 79 DEGREES 19'33" EAST, 54.05 FEET; THENCE SOUTH 53 DEGREES 44'48" EAST, 67.69 FEET; THENCE SOUTH 65 DEGREES 55'06" EAST, 42.26 FEET; THENCE SOUTH 87 DEGREES 24'52" EAST, 26.16 FEET; THENCE SOUTH 02 DEGREES 53'09" EAST, 98.98 FEET; THENCE NORTH 73 DEGREES 36'17" WEST, 20.75 FEET; THENCE SOUTH 30 DEGREES 31'00" WEST, 44.14 FEET; THENCE SOUTH 26 DEGREES 32'20" WEST, 29.45 FEET; THENCE SOUTH 57 DEGREES 34'01" WEST, 31.16 FEET; THENCE SOUTH 00 DEGREES 45'11" EAST, 52.04 FEET; THENCE SOUTH 60 DEGREES 03'02" WEST, 48.22 FEET; THENCE SOUTH 11 DEGREES 17'31" EAST, 70.24 FEET; THENCE SOUTH 54 DEGREES 18'57" EAST, 56.72 FEET; THENCE SOUTH 50 DEGREES 09'01" EAST, 64.31 FEET; THENCE NORTH 69 DEGREES 32'40" EAST, 35.68 FEET; THENCE SOUTH 24 DEGREES 45'43" EAST, 53.13 FEET; THENCE SOUTH 10 DEGREES 27'32" EAST, 74.24 FEET; THENCE SOUTH 29 DEGREES 56'24" EAST, 40.92 FEET; THENCE SOUTH 10 DEGREES 26'11" EAST, 50.04 FEET; THENCE SOUTH 48 DEGREES 22'26" EAST, 43.04 FEET; THENCE SOUTH 05 DEGREES 19'08" EAST, 67.29 FEET; THENCE SOUTH 13 DEGREES 26'08" EAST, 49.35 FEET; THENCE SOUTH 22 DEGREES 45'33" WEST, 33.22 FEET; THENCE SOUTH 24 DEGREES 27'50" EAST, 43.07 FEET; THENCE SOUTH 33 DEGREES 44'59" EAST, 59.88 FEET; THENCE SOUTH 49 DEGREES 32'33" EAST, 36.15 FEET; THENCE SOUTH 67 DEGREES 43'49" EAST, 51.08 FEET; THENCE SOUTH 49 DEGREES 09'12" EAST, 45.12 FEET; THENCE SOUTH 25 DEGREES 57'29" EAST, 59.02 FEET; THENCE SOUTH 06 DEGREES 35'09" EAST, 43.97 FEET; THENCE SOUTH 09 DEGREES 34'40" EAST, 46.83 FEET; THENCE NORTH 87 DEGREES 44'43" EAST, 35.69 FEET; THENCE NORTH 89 DEGREES 20'33" EAST, 21.26 FEET; THENCE SOUTH 49 DEGREES 04'17" EAST, 41.76 FEET; THENCE SOUTH 28 DEGREES 27'02" EAST, 17.40 FEET; THENCE SOUTH 33 DEGREES 33'52" EAST, 93.18 FEET; THENCE NORTH 81 DEGREES 31'24" EAST, 16.34 FEET; THENCE SOUTH 23 DEGREES 36'14" EAST, 54.52 FEET; THENCE SOUTH 29 DEGREES 56'05" EAST, 42.65 FEET; THENCE SOUTH 36 DEGREES 45'21" EAST, 50.78 FEET; THENCE SOUTH 20 DEGREES 47'05" WEST, 58.23 FEET; THENCE SOUTH 24 DEGREES 58'38" WEST, 14.61 FEET; THENCE SOUTH 11 DEGREES 15'02" EAST, 12.11 FEET; THENCE SOUTH 19 DEGREES 31'28" EAST, 9.67 FEET; THENCE SOUTH 01 DEGREES 14'12" EAST, 31.56 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, (END PAGE 5)

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 6.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 31'45" EAST, 6.37 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 158.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 15'15" WEST, 157.48 FEET; THENCE SOUTH 77 DEGREES 40'19" EAST, A DISTANCE OF 14.85 FEET; THENCE SOUTH 84 DEGREES 45'02" EAST, 30.93 FEET; THENCE SOUTH 64 DEGREES 41'13" WEST, 52.01 FEET; THENCE SOUTH 56 DEGREES 16'14" WEST, 21.03 FEET; THENCE SOUTH 05 DEGREES 15'14" EAST, 15.23 FEET; THENCE SOUTH 89 DEGREES 43'10" EAST, 52.46 FEET; THENCE SOUTH 19 DEGREES 30'30" WEST, 30.12 FEET; THENCE NORTH 76 DEGREES 27'59" WEST, 31.29 FEET; THENCE SOUTH 10 DEGREES 53'25" WEST, 23.70 FEET; THENCE SOUTH 52 DEGREES 27'54" EAST, 28.06 FEET; THENCE SOUTH 32 DEGREES 16'22" WEST, 19.94 FEET; THENCE SOUTH 53 DEGREES 29'47" WEST, 34.14 FEET; THENCE SOUTH 20 DEGREES 42'26" EAST, 34.50 FEET; THENCE SOUTH 10 DEGREES 10'48" WEST, 34.63 FEET; THENCE SOUTH 49 DEGREES 25'22" WEST, 38.10 FEET; THENCE SOUTH 04 DEGREES 57'03" WEST, 39.11 FEET; THENCE SOUTH 32 DEGREES 39'26" EAST, 36.49 FEET; THENCE SOUTH 37 DEGREES 52'15" EAST, 34.64 FEET; THENCE SOUTH 61 DEGREES 52'38" EAST, 37.74 FEET; THENCE SOUTH 45 DEGREES 36'38" EAST, 29.06 FEET; THENCE NORTH 85 DEGREES 37'57" EAST, 28.98 FEET; THENCE NORTH 06 DEGREES 18'04" EAST, 55.55 FEET; THENCE NORTH 20 DEGREES 11'28" EAST, 37.28 FEET; THENCE NORTH 70 DEGREES 53'33" EAST, 37.53 FEET; THENCE NORTH 06 DEGREES 48'47" WEST, 26.52 FEET; THENCE NORTH 42 DEGREES 37'10" EAST, 29.76 FEET; THENCE NORTH 11 DEGREES 51'48" EAST, 38.53 FEET; THENCE NORTH 88 DEGREES 22'09" WEST, 12.75 FEET; THENCE NORTH 41 DEGREES 00'18" WEST, 23.28 FEET; THENCE NORTH 11 DEGREES 53'28" EAST, 19.33 FEET; THENCE NORTH 24 DEGREES 35'31" EAST, 38.16 FEET; THENCE NORTH 69 DEGREES 06'59" EAST, 21.86 FEET; THENCE NORTH 84 DEGREES 44'40" EAST, 17.58 FEET; THENCE SOUTH 28 DEGREES 09'08" EAST, 15.81 FEET; THENCE SOUTH 24 DEGREES 35'48" EAST, 16.96 FEET; THENCE SOUTH 13 DEGREES 48'09" WEST, 22.95 FEET; THENCE SOUTH 64 DEGREES 51'27" EAST, 10.59 FEET; THENCE SOUTH 36 DEGREES 19'11" EAST, 35.53 FEET; THENCE SOUTH 69 DEGREES 40'13" EAST, 50.93 FEET; THENCE SOUTH 41 DEGREES 02'06" EAST, 26.63 FEET; THENCE SOUTH 11 DEGREES 29'34" WEST, 26.79 FEET; THENCE SOUTH 20 DEGREES 42'14" EAST, 23.60 FEET; THENCE SOUTH 00 DEGREES 17'54" EAST, 66.25 FEET; THENCE SOUTH 67 DEGREES 26'48" EAST, 34.05 FEET; THENCE NORTH 87 DEGREES 06'57" EAST, 42.57 FEET; THENCE SOUTH 76 DEGREES 33'44" EAST, 35.65 FEET; THENCE SOUTH 49 DEGREES 57'20" WEST, 31.72 FEET; THENCE SOUTH 71 DEGREES 32'16" WEST, 22.56 FEET; THENCE SOUTH 72 DEGREES 21'06" EAST, 42.38 FEET; THENCE SOUTH 47 DEGREES 04'15" WEST, 42.31 FEET; THENCE NORTH 86 DEGREES 34'37" EAST, 41.52 FEET; THENCE SOUTH 11 DEGREES 07'21" WEST, 57.83 FEET; THENCE SOUTH 07 DEGREES 44'23" EAST, 36.71 FEET; THENCE SOUTH 29 DEGREES 35'10" EAST, 35.92 FEET; THENCE SOUTH 30 DEGREES 48'45" EAST, 50.65 FEET; THENCE SOUTH 49 DEGREES 28'03" WEST, 41.58 FEET; THENCE SOUTH 22 DEGREES 18'42" WEST, 32.27 FEET; THENCE SOUTH 04 DEGREES 56'41" WEST, 67.60 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 445.40 FEET, AN ARC DISTANCE OF 112.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH

(END PAGE 6)

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15 DEGREES 10'04" EAST, 112.63 FEET; THENCE SOUTH 79 DEGREES 36'50" WEST, 106.03 FEET; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 305.00 FEET, AN ARC DISTANCE OF 123.17 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 53'04" WEST, 122.33 FEET; THENCE SOUTH 17 DEGREES 27'11" WEST, 53.52 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 37.28 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 11 DEGREES 08'29" EAST, 36.89 FEET; THENCE SOUTH 67 DEGREES 25'53" EAST, 101.83 FEET; THENCE NORTH 36 DEGREES 16'04" EAST, 20.97 FEET; THENCE NORTH 61 DEGREES 15'31" EAST, 41.05 FEET; THENCE SOUTH 12 DEGREES 57'08" EAST, 65.98 FEET; THENCE SOUTH 26 DEGREES 29'28" EAST, 41.56 FEET; THENCE NORTH 83 DEGREES 53'03" EAST, 40.19 FEET; THENCE SOUTH 25 DEGREES 23'04" EAST, 54.98 FEET; THENCE SOUTH 20 DEGREES 38'22" EAST, 38.32 FEET; THENCE SOUTH 61 DEGREES 06'35" WEST, 62.66 FEET; THENCE SOUTH 03 DEGREES 59'44" EAST, 40.29 FEET; THENCE SOUTH 20 DEGREES 14'44" EAST, 31.75 FEET; THENCE SOUTH 05 DEGREES 34'03" EAST, 61.29 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 61.57 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 54 DEGREES 57'19" EAST, 61.53 FEET; THENCE NORTH 07 DEGREES 48'58" EAST, 35.47 FEET; THENCE NORTH 25 DEGREES 58'58" EAST, 40.08 FEET; THENCE NORTH 89 DEGREES 19'13" EAST, 40.04 FEET; THENCE SOUTH 54 DEGREES 41'11" EAST, 38.60 FEET; THENCE SOUTH 36 DEGREES 21'56" WEST, 35.41 FEET; THENCE SOUTH 43 DEGREES 28'36" WEST, 33.38 FEET; THENCE SOUTH 29 DEGREES 54'01" EAST, 28.07 FEET; THENCE SOUTH 67 DEGREES 28'55" EAST, 31.23 FEET; THENCE SOUTH 45 DEGREES 03'01" EAST, 40.33 FEET; THENCE SOUTH 36 DEGREES 11'15" EAST, 35.31 FEET; THENCE SOUTH 02 DEGREES 08'30" EAST, 28.23 FEET; THENCE SOUTH 12 DEGREES 45'44" EAST, 38.25 FEET; THENCE SOUTH 11 DEGREES 58'58" WEST, 25.56 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 125.30 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 30'41" EAST, 124.99 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 564.99 FEET, AN ARC DISTANCE OF 276.71 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 40'34" EAST, 273.95 FEET; THENCE NORTH 77 DEGREES 44'23" EAST, 0.34 FEET; THENCE NORTH 47 DEGREES 02'49" EAST, 36.37 FEET; THENCE SOUTH 00 DEGREES 59'40" WEST, 69.65 FEET; THENCE SOUTH 28 DEGREES 39'14" EAST, 34.45 FEET; THENCE SOUTH 14 DEGREES 44'32" WEST, 36.12 FEET; THENCE SOUTH 37 DEGREES 11'54" WEST, 47.10 FEET; THENCE SOUTH 67 DEGREES 15'50" WEST, 26.93 FEET; THENCE SOUTH 29 DEGREES 01'20" EAST, 17.37 FEET; THENCE SOUTH 05 DEGREES 35'19" EAST, 21.21 FEET; THENCE SOUTH 62 DEGREES 02'04" WEST, 23.09 FEET; THENCE SOUTH 07 DEGREES 36'00" WEST, 36.67 FEET; THENCE NORTH 83 DEGREES 32'41" WEST, 19.91 FEET; THENCE SOUTH 04 DEGREES 14'18" WEST, 3.64 FEET; THENCE SOUTH 05 DEGREES 41'22" WEST, 16.16 FEET; THENCE SOUTH 05 DEGREES 41'22" WEST, 25.59 FEET TO A POINT

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ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 60.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 01'02" EAST, 60.27 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 67.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 19'36" WEST, 66.88 FEET; THENCE SOUTH 07 DEGREES 18'17" EAST, 80.05 FEET; THENCE SOUTH 36 DEGREES 32'57" EAST, 35.96 FEET; THENCE SOUTH 27 DEGREES 57'47" EAST, 54.21 FEET; THENCE SOUTH 00 DEGREES 28'35" EAST, 35.25 FEET; THENCE SOUTH 24 DEGREES 38'24" EAST, 9.12 FEET; THENCE NORTH 15 DEGREES 10'31" EAST, 40.00 FEET; THENCE SOUTH 35 DEGREES 01'37" EAST, 23.64 FEET; THENCE SOUTH 60 DEGREES 33'08" EAST, 26.17 FEET; THENCE SOUTH 54 DEGREES 34'42" EAST, 30.40 FEET; THENCE SOUTH 26 DEGREES 40'07" EAST, 23.26 FEET; THENCE SOUTH 12 DEGREES 28'36" EAST, 40.89 FEET; THENCE SOUTH 77 DEGREES 02'31" WEST, 25.24 FEET; THENCE SOUTH 00 DEGREES 37'16" WEST, 50.15 FEET; THENCE NORTH 86 DEGREES 13'32" EAST, 275.60 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 1205.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 48'02" EAST, 1082.75 FEET; THENCE SOUTH 20 DEGREES 49'10" EAST, 0.64 FEET; THENCE SOUTH 10 DEGREES 37'38" EAST, 81.25 FEET; THENCE NORTH 80 DEGREES 41'13" EAST, 25.05 FEET; THENCE SOUTH 01 DEGREES 38'20" WEST, 16.08 FEET; THENCE SOUTH 47 DEGREES 41'17" WEST, 25.53 FEET; THENCE SOUTH 09 DEGREES 58'59" EAST, 19.79 FEET; THENCE SOUTH 04 DEGREES 40'16" WEST, A DISTANCE OF 47.25 FEET; THENCE SOUTH 08 DEGREES 51'58" EAST, 58.43 FEET; THENCE SOUTH 71 DEGREES 09'16" EAST, 29.21 FEET; THENCE SOUTH 05 DEGREES 53'40" EAST, 16.96 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 1063.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49 DEGREES 57'54" WEST, 993.65 FEET; THENCE SOUTH 86 DEGREES 13'32" WEST, A DISTANCE OF 866.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 113.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 09'16" WEST, 111.67 FEET; THENCE SOUTH 50 DEGREES 05'00" WEST, 11.55 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 55.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 35'56" WEST, 53.51 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 128.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 35'15" EAST, 126.45 FEET; THENCE SOUTH 36 DEGREES 17'22" EAST, 4.50 FEET TO A

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POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 114.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26 DEGREES 22'14" EAST, 113.69 FBET; THENCE SOUTH 77 DEGREES 00'43" EAST, 48.54 FEET; THENCE NORTH 63 DEGREES 13'47" EAST, 42.76 FEET; THENCE SOUTH 27 DEGREES 26'46" WEST, 48.48 FEET; THENCE SOUTH 51 DEGREES 04'54" EAST, 23.47 FEET; THENCE SOUTH 87 DEGREES 26'01" EAST, 27.83 FEET; THENCE SOUTH 14 DEGREES 39'04" EAST, 66.22 FEET; THENCE SOUTH 31 DEGREES 00'19" WEST, 48.72 FEET; THENCE SOUTH 26 DEGREES 46'01" WEST, 49.21 FEET; THENCE SOUTH 42 DEGREES 24'41" WEST, 40.81 FEET; THENCE SOUTH 26 DEGREES 27'22" WEST, 49.11 FEET; THENCE SOUTH 14 DEGREES 29'49" WEST, 56.87 FEET; THENCE SOUTH 03 DEGREES 39'39" WEST, 61.10 FEET; THENCE SOUTH 11 DEGREES 49'22" EAST, 42.39 FEET; THENCE SOUTH 42 DEGREES 27'43" EAST, 42.11 FEET; THENCE SOUTH 39 DEGREES 01'45" EAST, 51.67 FEET; THENCE SOUTH 43 DEGREES 23'29" EAST, 48.46 FEET; THENCE NORTH 41 DEGREES 50'00" EAST, 42.70 FEET; THENCE NORTH 37 DEGREES 26'22" EAST, 21.99 FBET; THENCE NORTH 11 DEGREES 59'39" EAST, 66.68 FEET; THENCE NORTH 37 DEGREES 25'24" EAST, 41.60 FEET; THENCE NORTH 39 DEGREES 35'49" EAST, 28.68 FEET; THENCE NORTH 46 DEGREES 37'19" EAST, 39.60 FEET; THENCE NORTH 52 DEGREES 44'51" EAST, 46.02 FEET; THENCE NORTH 61 DEGREES 13'29" EAST, 41.90 FEET; THENCE NORTH 58 DEGREES 57'26" EAST, 27.20 FEET; THENCE SOUTH 44 DEGREES 01'45" EAST, 39.52 FEET; THENCE SOUTH 43 DEGREES 21'12" EAST, 46.75 FBET; THENCE SOUTH 46 DEGREES 48'40" WEST, 40.80 FEET; THENCE SOUTH 49 DEGREES 18'27" WEST, 27.02 FEET; THENCE SOUTH 30 DEGREES 19'55" WEST, 18.99 FBET; THENCE SOUTH 26 DEGREES 35'05" EAST, 27.53 FBET; THENCE SOUTH 37 DEGREES 07'07" EAST, 42.42 FBET; THENCE NORTH 35 DEGREES 54'44" EAST, 36.95 FEET; THENCE NORTH 23 DEGREES 17'56" EAST, 115.28 FEET; THENCE NORTH 52 DEGREES 27'38" EAST, 36.53 FEET; THENCE NORTH 56 DEGREES 30'30" EAST, 36.18 FEET; THENCE NORTH 74 DEGREES 43'41" EAST, 22.59 FEET; THENCE NORTH 18 DEGREES 38'15" EAST, 23.89 FEET; THENCE NORTH 84 DEGREES 34'20" EAST, 53.30 FEET; THENCE SOUTH 84 DEGREES 45'12" EAST, 66.80 FBET; THENCE NORTH 59 DEGREES 49'20" EAST, 49.01 FEET; THENCE NORTH 18 DEGREES 21'03" EAST, 43.50 FEET; THENCE SOUTH 82 DEGREES 20'55" EAST, 33.24 FEET; THENCE SOUTH 74 DEGREES 04'30" EAST, 23.49 FEET; THENCE SOUTH 77 DEGREES 54'51" EAST, 18.57 FEET; THENCE SOUTH 67 DEGREES 08'37" EAST, 45.87 FEET; THENCE NORTH 78 DEGREES 33'37" EAST, 46.05 FEET; THENCE SOUTH 46 DEGREES 17'36" EAST, 23.62 FBET; THENCE SOUTH 80 DEGREES 51'10" EAST, 54.81 FEET; THENCE NORTH 82 DEGREES 38'49" EAST, 32.80 FEET; THENCE NORTH 76 DEGREES 17'27" EAST, 66.39 FEET; THENCE NORTH 76 DEGREES 12'22" EAST, 40.77 FEET; THENCE NORTH 55 DEGREES 49'21" EAST, 9.95 FEET; THENCE SOUTH 03 DEGREES 50'38" EAST, 50.72 FEET; THENCE SOUTH 50 DEGREES 52'04" EAST, 50.43 FEET; THENCE SOUTH 61 DEGREES 07'39" EAST, 57.27 FEET; THENCE SOUTH 59 DEGREES 05'59" EAST, 26.27 FEET; THENCE SOUTH 00 DEGREES 03'49" WEST, 79.34 FEET; THENCE SOUTH 17 DEGREES 58'24" WEST, 80.64 FEET; THENCE SOUTH 04 DEGREES 00'26" WEST, 35.92 FBET; THENCE SOUTH 26 DEGREES 10'12" WEST, 43.91 FBET; THENCE SOUTH 06 DEGREES 34'07" EAST, 41.45 FEET; THENCE SOUTH 14 DEGREES 07'56" EAST, 51.09 FEET; THENCE SOUTH 20 DEGREES 40'32" WEST, 64.64 FBET; THENCE SOUTH 32 DEGREES 13'59" WEST, 65.05 FEET; THENCE SOUTH 72 DEGREES 31'50" WEST, 37.56 FEET; THENCE SOUTH 34 DEGREES 12'14" WEST, 61.66 FEET; THENCE SOUTH 06 DEGREES 46'02" WEST, 27.55

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

THENCE SOUTH 38 DEGREES 44'35" WEST, 59.93 FEET; THENCE SOUTH 27 DEGREES 19'06" WEST, 51.05 FEET; THENCE SOUTH 27 DEGREES 28'46" WEST, 42.53 FEET; THENCE SOUTH 89 DEGREES 33'57" WEST, 803.49
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FEET; THENCE NORTH 14 DEGREES 59'21" WEST, 272.84 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 17'01" WEST, 82.84 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 08'54" WEST, 74.44 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, LONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES 34'50" EAST, 683.90 FEET; THENCE NORTH 61 DEGREES 36'00" EAST, 287.18 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36 DEGREES 45'48" EAST, 482.75 FEET; THENCE NORTH 11 DEGREES 55'36" EAST, 152.87 FEET; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 41'24" WEST, 228.05 FEET; THENCE NORTH 00 DEGREES 13'42" WEST, 85.97 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 21'35" EAST, 113.56 FEET; THENCE NORTH 14 DEGREES 56'51" EAST, 122.62 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 241.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 40'16" WEST, 233.48 FEET; THENCE NORTH 36 DEGREES 17'22" WEST, 4.50 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 126.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 21'29" WEST, 125.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 107.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 35'05" WEST, 106.20 FEET; THENCE NORTH 44 DEGREES 44'34" WEST, 9.27 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 51.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 15'31" WEST, 49.79 FEET; THENCE

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SOUTH 86 DEGREES 13'32" WEST, 445.52 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 808.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 27'20" WEST, 791.71 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 109.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50 DEGREES 23'35" WEST, 109.14 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 654.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31 DEGREES 12'09" WEST; 645.53 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59 DEGREES 50'01" WEST, 35.40 FEET; THENCE SOUTH 75 DEGREES 05'20" WEST, 27.24 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 269.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 55'12" EAST, 265.76 FEET; THENCE SOUTH 31 DEGREES 29'53" EAST, 54.58 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 1194.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 59'19" WEST, 814.71 FEET; THENCE NORTH 45 DEGREES 27'07" WEST, 233.34 FEET; THENCE NORTH 46 DEGREES 17'58" WEST, 120.80 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1041.74 FEET, AN ARC DISTANCE OF 206.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 34'29" WEST, 205.96 FEET; THENCE NORTH 39 DEGREES 19'39" WEST, 329.70 FEET; THENCE SOUTH 83 DEGREES 51'34" WEST, 387.29 FEET; THENCE SOUTH 86 DEGREES 14'23" WEST, 408.03 FEET; THENCE SOUTH 65 DEGREES 37'58" WEST, 188.43 FEET; THENCE SOUTH 49 DEGREES 33'27" WEST, 248.40 FEET; THENCE SOUTH 39 DEGREES 39'14" WEST, 105.76 FEET; THENCE SOUTH 54 DEGREES 43'14" WEST, 78.70 FEET; THENCE SOUTH 62 DEGREES 26'43" WEST, 111.37 FEET; THENCE SOUTH 73 DEGREES 37'25" WEST, 74.92 FEET; THENCE SOUTH 79 DEGREES 47'55" WEST, 56.91 FEET; THENCE SOUTH 67 DEGREES 41'18" WEST, 169.66 FEET; THENCE SOUTH 54 DEGREES 15'34" WEST, 104.21 FEET; THENCE SOUTH 66 DEGREES 18'47" WEST, 186.72 FEET; THENCE SOUTH 22 DEGREES 19'09" WEST, 59.84 FEET; THENCE SOUTH 66 DEGREES 22'14" WEST, 12.52 FEET; THENCE SOUTH 73 DEGREES 36'38" WEST, 17.72 FEET; THENCE SOUTH 78 DEGREES 41'24" WEST, 35.69 FEET; THENCE SOUTH 78 DEGREES 21'59" WEST, 34.71 FEET; THENCE NORTH 86 DEGREES 43'04" WEST, 43.30 FEET; THENCE NORTH 74 DEGREES 31'42" WEST, 72.88 FEET; THENCE SOUTH 85 DEGREES 59'22" WEST, 36.43 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND

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AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 17.00 FEET, AN ARC DISTANCE OF 8.67 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71 DEGREES 23'02" WEST, 8.57 FEET; THENCE SOUTH 56 DEGREES 46'43" WEST, 171.47 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 48.00 FEET, AN ARC DISTANCE OF 102.30 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62 DEGREES 09'52" WEST, 84.01 FEET; THENCE NORTH 01 DEGREES 06'27" WEST, 322.22 FEET; THENCE NORTH 13 DEGREES 52'52" WEST, 65.90 FEET; THENCE SOUTH 78 DEGREES 58'15" EAST, 22.00 FEET; THENCE NORTH 27 DEGREES 44'20" EAST, 58.44 FEET; THENCE SOUTH 20 DEGREES 23'31" EAST, 20.83 FEET; THENCE NORTH 71 DEGREES 44'41" EAST, 44.14 FEET; THENCE NORTH 01 DEGREES 26'06" EAST, 76.10 FEET; THENCE NORTH 46 DEGREES 58'17" EAST, 19.53 FEET; THENCE SOUTH 85 DEGREES 10'34" EAST, 51.97 FEET; THENCE SOUTH 40 DEGREES 31'09" EAST, 120.38 FEET; THENCE SOUTH 88 DEGREES 12'49" EAST, 41.67 FEET; THENCE NORTH 01 DEGREES 11'31" EAST, 32.93 FEET; THENCE SOUTH 70 DEGREES 21'28" EAST, 67.44 FEET; THENCE NORTH 12 DEGREES 53'57" WEST, 55.53 FEET; THENCE NORTH 42 DEGREES 18'15" WEST, 33.18 FEET; THENCE NORTH 02 DEGREES 46'44" EAST, 46.51 FEET; THENCE NORTH 65 DEGREES 04'58" EAST, 34.17 FEET; THENCE NORTH 40 DEGREES 02'45" WEST, 21.95 FEET; THENCE NORTH 54 DEGREES 11'39" WEST, 56.16 FEET; THENCE NORTH 77 DEGREES 05'52" EAST, 43.82 FEET; THENCE NORTH 68 DEGREES 19'57" EAST, 46.77 FEET; THENCE SOUTH 09 DEGREES 00'32" WEST, 22.92 FEET; THENCE SOUTH 80 DEGREES 02'32" EAST, 30.23 FEET; THENCE NORTH 87 DEGREES 58'05" EAST, 16.39 FEET; THENCE SOUTH 82 DEGREES 05'06" EAST, 77.08 FEET; THENCE NORTH 68 DEGREES 10'32" EAST, 30.53 FEET; THENCE NORTH 03 DEGREE 18'41" WEST, 63.31 FEET; THENCE NORTH 23 DEGREES 17'03" WEST, 12.48 FEET; THENCE NORTH 21 DEGREES 29'26" WEST, 41.76 FEET; THENCE NORTH 08 DEGREES 47'51" EAST, 43.24 FEET; THENCE NORTH 51 DEGREES 29'28" EAST, 55.02 FEET; THENCE SOUTH 19 DEGREES 06'01" EAST, 130.99 FEET; THENCE SOUTH 66 DEGREES 12'14" EAST, 8.36 FEET; THENCE NORTH 48 DEGREES 55'27" EAST, 66.34 FEET; THENCE SOUTH 00 DEGREES 43'09" EAST, 73.18 FEET; THENCE NORTH 71 DEGREES 57'09" EAST, 39.67 FEET; THENCE SOUTH 43 DEGREES 39'28" EAST, 64.51 FEET; THENCE NORTH 61 DEGREES 28'09" EAST, 231.33 FEET; THENCE NORTH 10 DEGREES 37'03" EAST, 19.09 FEET; THENCE NORTH 38 DEGREES 16'52" EAST, 68.58 FEET; THENCE SOUTH 52 DEGREES 38'35" EAST, 44.61 FEET; THENCE NORTH 81 DEGREES 49'12" EAST, 71.82 FEET; THENCE NORTH 30 DEGREES 02'37" EAST, 39.63 FEET; THENCE SOUTH 38 DEGREES 22'28" EAST, 32.31 FEET; THENCE NORTH 62 DEGREES 31'08" EAST, 31.21 FEET; THENCE NORTH 52 DEGREES 46'07" EAST, 37.85 FEET; THENCE NORTH 42 DEGREES 40'47" EAST, 58.44 FEET; THENCE NORTH 31 DEGREES 18'01" EAST, 2.29 FEET; THENCE NORTH 36 DEGREES 52'29" WEST, 13.68 FEET; THENCE NORTH 10 DEGREES 26'01" WEST, 49.40 FEET; THENCE SOUTH 78 DEGREES 37'22" WEST, 36.17 FEET; THENCE NORTH 34 DEGREES 41'19" WEST, 39.20 FEET; THENCE NORTH 56 DEGREES 38'50" EAST, 114.33 FEET; THENCE NORTH 24 DEGREES 33'48" EAST, 23.44 FEET; THENCE NORTH 33 DEGREES 41'01" EAST, 50.78 FEET; THENCE NORTH 89 DEGREES 06'13" EAST, 17.71 FEET; THENCE NORTH 20 DEGREES 38'28" EAST, 54.87 FEET; THENCE SOUTH 48 DEGREES 45'54" EAST, 29.25 FEET; THENCE SOUTH 89 DEGREES 35'17" EAST, 40.20 FEET; THENCE SOUTH 79 DEGREES 26'57" EAST, 38.98 FEET; THENCE

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

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THENCE NORTH 43 DEGREES 40'37" EAST, 30.19 FEET; THENCE NORTH 65 DEGREES 26'29" EAST, 79.49 FEET; THENCE NORTH 50 DEGREES 06'33" EAST, 56.74 FEET; THENCE NORTH 76 DEGREES 21'13" EAST, 64.03 FEET; THENCE NORTH 73 DEGREES 13'29" EAST, 40.58 FEET; THENCE NORTH 89 DEGREES 31'59" EAST, 57.04 FEET; THENCE SOUTH 69 DEGREES 06'20" EAST, 23.03 FEET; THENCE NORTH 78 DEGREES 35'24" EAST, 60.35 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 390.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 42'03" EAST, 382.64 FEET; THENCE NORTH 52 DEGREES 31'34" EAST, 11.18 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 185.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24 DEGREES 37'52" EAST, 177.78 FEET; THENCE NORTH 03 DEGREES 15'50" WEST, 19.37 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 100.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56 DEGREES 05'59" WEST, 87.23 FEET; THENCE SOUTH 71 DEGREES 47'44" WEST, 40.17 FEET; THENCE SOUTH 76 DEGREES 34'46" WEST, 139.62 FEET; THENCE SOUTH 16 DEGREES 15'16" WEST, 34.42 FEET; THENCE SOUTH 20 DEGREES 39'17" EAST, 35.77 FEET; THENCE SOUTH 58 DEGREES 11'32" EAST, 52.50 FEET; THENCE NORTH 88 DEGREES 31'42" WEST, 25.66 FEET; THENCE SOUTH 77 DEGREES 50'21" WEST, 57.93 FEET; THENCE SOUTH 79 DEGREES 06'30" WEST, 38.09 FEET; THENCE SOUTH 55 DEGREES 27'06" WEST, 51.87 FEET; THENCE SOUTH 57 DEGREES 00'00" WEST, 25.49 FEET; THENCE NORTH 50 DEGREES 34'14" WEST, 64.88 FEET; THENCE NORTH 18 DEGREES 35'54" WEST, 31.15 FEET; THENCE NORTH 48 DEGREES 28'12" WEST, 39.64 FEET; THENCE NORTH 77 DEGREES 37'22" WEST, 35.85 FEET; THENCE NORTH 64 DEGREES 58'26" WEST, 24.49 FEET; THENCE SOUTH 59 DEGREES 38'28" WEST, 25.33 FEET; THENCE SOUTH 34 DEGREES 45'41" WEST, 90.42 FEET; THENCE NORTH 30 DEGREES 30'58" WEST, 91.85 FEET; THENCE NORTH 39 DEGREES 37'55" WEST, 63.52 FEET; THENCE NORTH 31 DEGREES 29'44" EAST, 56.36 FEET; THENCE NORTH 89 DEGREES 52'17" WEST, 14.25 FEET; THENCE NORTH 07 DEGREES 24'57" WEST, 100.26 FEET; THENCE NORTH 57 DEGREES 32'02" EAST, 56.24 FEET; THENCE NORTH 27 DEGREES 28'53" WEST, 61.96 FEET; THENCE NORTH 28 DEGREES 56'49" WEST, 34.43 FEET; THENCE NORTH 15 DEGREES 14'26" WEST, 42.08 FEET; THENCE NORTH 20 DEGREES 07'02" WEST, 20.70 FEET; THENCE NORTH 58 DEGREES 36'49" EAST, 68.46 FEET; THENCE NORTH 41 DEGREES 04'16" EAST, 27.35 FEET; THENCE SOUTH 88 DEGREES 23'49" EAST, 27.56 FEET; THENCE NORTH 55 DEGREES 02'43" EAST, 48.78 FEET; THENCE NORTH 29 DEGREES 14'06" EAST, 20.66 FEET; THENCE SOUTH 55 DEGREES 54'06" EAST, 37.52 FEET; THENCE SOUTH 87 DEGREES 16'01" EAST, 46.37 FEET; THENCE SOUTH 64 DEGREES 49'42" EAST, 35.09 FEET; THENCE NORTH 47 DEGREES 09'42" EAST, 18.26 FEET; THENCE SOUTH 73 DEGREES 18'28" EAST, 33.18 FEET; THENCE SOUTH 74 DEGREES 45'39" EAST, 61.27 FEET; THENCE SOUTH 52 DEGREES 02'53" EAST, 32.92 FEET; THENCE SOUTH 32 DEGREES 51'37" EAST, 34.47 FEET; THENCE SOUTH 44 DEGREES 24'47" EAST, 8.66 FEET; THENCE NORTH 74

DEGREES 25'44" EAST, 117.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF
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375.00 FEET, AN ARC DISTANCE OF 195.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 34'47" EAST, 193.16 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 63.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 38'50" EAST, 63.40 FEET; THENCE NORTH 01 DEGREES 27'21" WEST, 60.75 FEET; THENCE NORTH 75 DEGREES 39'27" EAST, 18.58 FEET; THENCE NORTH 22 DEGREES 56'59" EAST, 54.37 FEET; THENCE NORTH 59 DEGREES 52'48" EAST, 29.24 FEET; THENCE SOUTH 63 DEGREES 48'09" EAST, 42.32 FEET; THENCE SOUTH 40 DEGREES 06'43" EAST, 33.75 FEET; THENCE SOUTH 80 DEGREES 06'21" EAST, 16.55 FEET; THENCE NORTH 42 DEGREES 55'39" EAST, 25.67 FEET; THENCE SOUTH 33 DEGREES 02'54" EAST, 60.16 FEET; THENCE SOUTH 08 DEGREES 27'00" EAST, 35.99 FEET; THENCE SOUTH 04 DEGREES 20'20" WEST, 111.15 FEET; THENCE SOUTH 57 DEGREES 53'04" EAST, 13.66 FEET; THENCE NORTH 58 DEGREES 36'14" EAST, 23.36 FEET; THENCE SOUTH 79 DEGREES 28'56" EAST, 12.17 FEET; THENCE SOUTH 83 DEGREES 05'29" EAST, 74.64 FEET; THENCE SOUTH 57 DEGREES 43'38" WEST, 26.32 FEET; THENCE SOUTH 10 DEGREES 15'06" WEST, 48.83 FEET; THENCE SOUTH 38 DEGREES 24'56" EAST, 31.23 FEET; THENCE SOUTH 39 DEGREES 44'54" EAST, 59.61 FEET; THENCE NORTH 60 DEGREES 50'34" WEST, 51.64 FEET; THENCE NORTH 54 DEGREES 31'49" WEST, 71.55 FEET; THENCE SOUTH 81 DEGREES 39'34" WEST, 24.38 FEET; THENCE SOUTH 61 DEGREES 54'36" WEST, 7.74 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 159.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 37'09" EAST, 158.69 FEET TO A POINT ON A CURVE; THENCE SOUTH 03 DEGREES 15'50" EAST, 19.93 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 496.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREES 37'52" WEST, 477.21 FEET; THENCE SOUTH 52 DEGREES 31'34" WEST, 11.69 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 66.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 46'37" WEST, 66.65 FEET; THENCE SOUTH 11 DEGREES 39'00" EAST, 20.53 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 790.13 FEET, AN ARC DISTANCE OF 16.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 52'44" EAST, 16.88 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1312.29 FEET, AN ARC DISTANCE OF 69.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77 DEGREES 44'25" EAST, 69.92 FEET; THENCE SOUTH 82 DEGREES 02'39" EAST, 20.19 FEET; THENCE NORTH 16 DEGREES 22'12" EAST, 18.25 FEET; THENCE NORTH 54 DEGREES 19'42" EAST, 19.33 FEET; THENCE NORTH 81

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

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NORTH 13 DEGREES 42'40" EAST, A DISTANCE OF 22.56 FEET; THENCE NORTH 68 DEGREES 04'07" EAST, 30.12 FEET; THENCE NORTH 23 DEGREES 09'23" EAST, 69.93 FEET; THENCE NORTH 60 DEGREES 58'32" WEST, 39.27 FEET; THENCE NORTH 19 DEGREES 38'11" EAST, 58.01 FEET; THENCE NORTH 13 DEGREES 11'20" EAST, 6.41 FEET; THENCE NORTH 09 DEGREES 04'33" EAST, A DISTANCE OF 75.48 FEET; THENCE NORTH 16 DEGREES 10'56" WEST, 35.58 FEET; THENCE NORTH 25 DEGREES 49'21" EAST, 51.72 FEET; THENCE NORTH 20 DEGREES 02'12" EAST, 64.13 FEET; THENCE SOUTH 37 DEGREES 30'46" EAST, 30.33 FEET; THENCE NORTH 50 DEGREES 43'13" EAST, 34.76 FEET; THENCE NORTH 76 DEGREES 17'01" EAST, A DISTANCE OF 96.34 FEET; THENCE NORTH 81 DEGREES 07'12" EAST, 75.69 FEET; THENCE NORTH 51 DEGREES 41'54" WEST, 42.94 FEET; THENCE NORTH 50 DEGREES 29'08" EAST, 72.77 FEET; THENCE NORTH 00 DEGREES 52'21" WEST, 56.08 FEET; THENCE NORTH 24 DEGREES 30'14" WEST, 50.64 FEET; THENCE NORTH 35 DEGREES 18'43" WEST, A DISTANCE OF 36.07 FEET; THENCE NORTH 03 DEGREES 38'17" EAST, 29.47 FEET; THENCE NORTH 13 DEGREES 7'23" WEST, 35.35 FEET; THENCE NORTH 53 DEGREES 21'24" WEST, 27.21 FEET; THENCE SOUTH 57 DEGREES 35'51" WEST, 72.29 FEET; THENCE NORTH 05 DEGREES 43'37" WEST, 110.38 FEET; THENCE NORTH 17 DEGREES 20'48" WEST, A DISTANCE OF 39.69 FEET; THENCE NORTH 82 DEGREES 28'23" WEST, 20.92 FEET; THENCE NORTH 06 DEGREES 24'08" EAST, 22.59 FEET; THENCE NORTH 54 DEGREES 34'37" WEST, 38.08 FEET; THENCE NORTH 27 DEGREES 07'19" WEST, 23.05 FEET; THENCE NORTH 38 DEGREES 58'06" EAST, 31.31 FEET; THENCE NORTH 56 DEGREES 27'16" EAST, 21.88 FEET; THENCE NORTH 46 DEGREES 17'20" EAST, 45.90 FEET; THENCE NORTH 83 DEGREES 30'21" EAST, A DISTANCE OF 26.42 FEET; THENCE SOUTH 61 DEGREES 06'15" EAST, 28.05 FEET; THENCE NORTH 74 DEGREES 12'36" EAST, 23.65 FEET; THENCE SOUTH 84 DEGREES 02'56" EAST, 24.59 FEET; THENCE NORTH 55 DEGREES 00'05" EAST, 59.28 FEET; THENCE NORTH 14 DEGREES 26'38" EAST, 335.62 FEET; THENCE NORTH 11 DEGREES 01'51" WEST, A DISTANCE OF 23.95 FEET; THENCE NORTH 14 DEGREES 17'53" WEST, 25.78 FEET; THENCE NORTH 20 DEGREES 37'57" WEST, 21.24 FEET; THENCE NORTH 15 DEGREES 19'10" WEST, 27.87 FEET; THENCE NORTH 18 DEGREES 41'17" WEST, 57.20 FEET; THENCE NORTH 12 DEGREES 39'03" WEST, 165.25 FEET; THENCE NORTH 87 DEGREES 13'49" WEST, 21.97 FEET; THENCE SOUTH 52 DEGREES 16'01" WEST, 40.52 FEET; THENCE SOUTH 74 DEGREES 46'15" WEST, 23.14 FEET; THENCE NORTH 66 DEGREES 33'31" WEST, A DISTANCE OF 18.65 FEET; THENCE NORTH 39 DEGREES 05'04" WEST, 22.08 FEET; THENCE NORTH 54 DEGREES 25'29" WEST, 27.26 FEET; THENCE NORTH 06 DEGREES 49'20" EAST, 43.24 FEET; THENCE NORTH 02 DEGREES 10'59" WEST, 66.84 FEET; THENCE NORTH 44 DEGREES 42'03" EAST, 41.82 FEET; THENCE SOUTH 80 DEGREES 03'44" EAST, 30.92 FEET; THENCE NORTH 66 DEGREES 36'24" EAST, 20.31 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1684.68 FEET, AN ARC DISTANCE OF 52.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 54'03" EAST, 52.90 FEET; THENCE NORTH 21 DEGREES 28'45" WEST, 49.73 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 95.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING

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

(BEGIN PG 17)

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

PARCEL 2A CONTAINING 532.20 ACRES, MORE OR LESS.

LESS AND EXCEPT:

EXCEPTION NO. 1

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

(END PG 17)

(BEGIN PG 18)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 2 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01 DEGREES 06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00 DEGREES 50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1638.96 FEET; THENCE CONTINUE NORTH 00 DEGREES 50'08" WEST, ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1063.63 FEET TO THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 48'41" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 377.21 FEET TO AN INTERSECTION WITH A LINE LYING 10.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED 8-15-2002); THENCE NORTH 51 DEGREES 03'28" EAST, ALONG LAST SAID LINE 4431.39 FEET; THENCE SOUTH 38 DEGREES 56'32" EAST, 608.77 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1609.04 FEET, AN ARC DISTANCE OF 463.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30 DEGREES 15'58" EAST, 462.29 FEET; THENCE SOUTH 21 DEGREES 15'40" EAST, 120.17 FEET; THENCE SOUTH 73 DEGREES 05'18" WEST, 116.34 FEET; THENCE SOUTH 76 DEGREES 10'34" WEST, 67.91 FEET; THENCE SOUTH 47 DEGREES 10'07" WEST, 51.81 FEET; THENCE SOUTH 46 DEGREES 42'30" WEST, 44.81 FEET; THENCE SOUTH 54 DEGREES 57'53" WEST, 47.29 FEET; THENCE SOUTH 28 DEGREES 17'41" EAST, 46.20 FEET; THENCE SOUTH 10 DEGREES 39'57" WEST, 55.71 FEET; THENCE SOUTH 23 DEGREES 05'34" EAST, 37.42 FEET; THENCE SOUTH 07 DEGREES 38'19" WEST, 45.40 FEET; THENCE SOUTH 13 DEGREES 24'52" WEST, 54.07 FEET; THENCE SOUTH 02 DEGREES 34'12" WEST, 56.64 FEET; THENCE SOUTH 05 DEGREES 07'56" WEST, 12.56 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1272.35 FEET, AN ARC DISTANCE OF 280.58 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 45'44" WEST, 280.01 FEET; THENCE NORTH 87 DEGREES 05'12" WEST, 11.29 FEET; THENCE NORTH 19 DEGREES 20'22" WEST, 68.56 FEET; THENCE NORTH 59 DEGREES 53'36" WEST, 51.40 FEET; THENCE SOUTH 62 DEGREES 50'47" WEST, 38.08 FEET; THENCE SOUTH 84 DEGREES 44'55" WEST, 9.35 FEET; THENCE NORTH 74 DEGREES 47'52" WEST, 50.36 FEET; THENCE NORTH 64 DEGREES 20'15" WEST, 57.18 FEET; THENCE NORTH 35 DEGREES 22'15" WEST, 198.79 FEET; THENCE NORTH 05 DEGREES 11'45" EAST, 72.05 FEET; THENCE NORTH 44 DEGREES 42'34" EAST, 875.43 FEET TO THE POINT OF BEGINNING.

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

FURTHER LESS AND EXCEPT

EXCEPTION NO. 2

(END PG 18)

(BEGIN PG 19)

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 15, A DISTANCE OF 5368.24 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 57'01" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 5365.34 FEET TO THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 00 DEGREES 55'25" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 10, A DISTANCE OF 860.39 FEET; THENCE SOUTH 89 DEGREES 04'35" WEST, 459.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 35'52" WEST, 116.25 FEET; THENCE NORTH 68 DEGREES 27'34" WEST, 61.82 FEET; THENCE SOUTH 78 DEGREES 55'04" WEST, 63.26 FEET; THENCE NORTH 71 DEGREES 01'11" WEST, 50.55 FEET; THENCE NORTH 68 DEGREES 52'33" WEST, 53.34 FEET; THENCE NORTH 30 DEGREES 31'41" WEST, 38.39 FEET; THENCE SOUTH 83 DEGREES 27'34" WEST, 31.46 FEET; THENCE SOUTH 66 DEGREES 34'36" WEST, 45.04 FEET; THENCE SOUTH 62 DEGREES 53'24" WEST, 75.65 FEET; THENCE NORTH 28 DEGREES 40'41" WEST, 32.48 FEET; THENCE NORTH 42 DEGREES 20'57" WEST, 47.30 FEET; THENCE NORTH 65 DEGREES 45'24" WEST, 36.32 FEET; THENCE NORTH 06 DEGREES 43'41" EAST, 54.08 FEET; THENCE NORTH 40 DEGREES 49'29" EAST, 47.80 FEET; THENCE NORTH 03 DEGREES 50'21" WEST, 32.50 FEET; THENCE NORTH 74 DEGREES 25'28" WEST, 40.69 FEET; THENCE NORTH 83 DEGREES 13'17" WEST, 29.49 FEET; THENCE SOUTH 89 DEGREES 52'21" WEST, 83.68 FEET; THENCE NORTH 33 DEGREES 34'43" WEST, 59.14 FEET; THENCE NORTH 70 DEGREES 50'40" WEST, 57.87 FEET; THENCE NORTH 81 DEGREES 40'25" WEST, 38.44 FEET; THENCE SOUTH 82 DEGREES 03'24" WEST, 41.84 FEET; THENCE SOUTH 35 DEGREES 29'37" WEST, 54.17 FEET; THENCE NORTH 83 DEGREES 48'39" WEST, 61.83 FEET; THENCE NORTH 27 DEGREES 48'28" WEST, 46.64 FEET; THENCE NORTH 52 DEGREES 48'33" WEST, 50.11 FEET; THENCE SOUTH 45 DEGREES 32'37" WEST, 25.64 FEET; THENCE SOUTH 25 DEGREES 34'43" EAST, 35.59 FEET; THENCE SOUTH 25 DEGREES 14'52" WEST, 38.21 FEET; THENCE SOUTH 24 DEGREES 14'11" WEST, 52.72 FEET; THENCE SOUTH 06 DEGREES 04'52" WEST, 59.22 FEET; THENCE SOUTH 22 DEGREES 50'27" WEST, 61.14 FEET; THENCE SOUTH 54 DEGREES 59'32" WEST, 76.93 FEET; THENCE SOUTH 48 DEGREES 05'07" WEST, 70.52 FEET; THENCE SOUTH 80 DEGREES 43'17" WEST, 42.83 FEET; THENCE SOUTH 71 DEGREES 41'15" WEST, 49.86 FEET; THENCE NORTH 86 DEGREES 27'44" WEST, 41.24 FEET; THENCE NORTH 60 DEGREES 46'08" WEST, 23.85 FEET; THENCE SOUTH 19 DEGREES 24'18" WEST, 30.71 FEET; THENCE SOUTH 22 DEGREES 06'50" EAST, 32.04 FEET; THENCE SOUTH 31 DEGREES 07'02" EAST, 113.00 FEET; THENCE SOUTH 56 DEGREES 45'21" EAST, 38.92 FEET; THENCE SOUTH 57 DEGREES 29'01" EAST, 39.91 FEET; THENCE NORTH 32 DEGREES 45'26" EAST, 28.92 FEET; THENCE NORTH 22 DEGREES 47'34" WEST, 33.12 FEET; THENCE NORTH 51 DEGREES 13'48" EAST, 61.19 FEET; THENCE NORTH 76 DEGREES 05'04" EAST, 84.88 FEET; THENCE SOUTH 72 DEGREES 29'57" EAST, 83.40 FEET; THENCE SOUTH 55 DEGREES 38'16" EAST, 37.30 FEET; THENCE NORTH 70 DEGREES 12'10" EAST, 64.95 FEET; THENCE SOUTH 17 DEGREES 43'11" EAST, 84.52 FEET; THENCE SOUTH 09 DEGREES 20'07" EAST, 45.31 FEET; THENCE SOUTH 14 DEGREES 58'08" WEST, 6.83 FEET; THENCE SOUTH 42 DEGREES 50'49" WEST, 25.78 FEET;
(END PG 19)

(BEGIN PG 20)

THENCE SOUTH 60 DEGREES 42'57" WEST, 213.00 FEET; THENCE SOUTH 74 DEGREES 53'38" WEST, 189.70 FEET; THENCE NORTH 82 DEGREES 14'43" WEST, 48.73 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 519.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50 DEGREES 54'48" WEST, 510.28 FEET; THENCE NORTH 05 DEGREES 58'43" WEST, 184.43 FEET; THENCE NORTH 52 DEGREES 36'52" EAST, 13.24 FEET; THENCE SOUTH 86 DEGREES 21'56" EAST, 29.66 FEET; THENCE NORTH 65 DEGREES 59'28" EAST, 33.53 FEET; THENCE NORTH 19 DEGREES 27'52" EAST, 48.82 FEET; THENCE NORTH 32 DEGREES 14'49" EAST, 48.71 FEET; THENCE NORTH 89 DEGREES 28'13" EAST, 21.74 FEET; THENCE SOUTH 83 DEGREES 16'27" EAST, 45.51 FEET; THENCE NORTH 20 DEGREES 11'21" EAST, 34.30 FEET; THENCE NORTH 45 DEGREES 35'44" EAST, 46.60 FEET; THENCE NORTH 81 DEGREES 04'20" EAST, 55.78 FEET; THENCE NORTH 87 DEGREES 00'34" EAST, 57.67 FEET; THENCE NORTH 83 DEGREES 52'39" EAST, 27.36 FEET; THENCE NORTH 09 DEGREES 44'02" EAST, 59.17 FEET; THENCE NORTH 11 DEGREES 08'47" WEST, 48.88 FEET; THENCE NORTH 00 DEGREES 56'48" EAST, 135.68 FEET; THENCE SOUTH 89 DEGREES 08'35" EAST, 177.99 FEET; THENCE NORTH 89 DEGREES 53'25" EAST, 108.14 FEET; THENCE NORTH 85 DEGREES 03'50" EAST, 0.29 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 155.21 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND NORTH 72 DEGREES 41'23" EAST, 154.01 FEET; THENCE SOUTH 79 DEGREES 30'03" EAST, 21.56 FEET; THENCE NORTH 71 DEGREES 53'31" EAST, 29.66 FEET; THENCE SOUTH 74 DEGREES 59'41" EAST, 73.71 FEET; THENCE SOUTH 06 DEGREES 50'36" EAST, 32.40 FEET; THENCE SOUTH 75 DEGREES 49'08" EAST, 53.24 FEET; THENCE NORTH 55 DEGREES 20'00" EAST, 41.65 FEET; THENCE SOUTH 83 DEGREES 05'32" EAST, 52.07 FEET; THENCE NORTH 84 DEGREES 41'09" EAST, 28.55 FEET; THENCE SOUTH 55 DEGREES 36'34" EAST, 30.87 FEET; THENCE SOUTH 37 DEGREES 53'24" EAST, 24.99 FEET; THENCE SOUTH 09 DEGREES 06'56" WEST, 38.84 FEET; THENCE SOUTH 19 DEGREES 54'24" EAST, 39.84 FEET; THENCE SOUTH 34 DEGREES 32'40" EAST, 78.21 FEET; THENCE SOUTH 16 DEGREES 20'40" EAST, 50.25 FEET; THENCE SOUTH 14 DEGREES 09'30" EAST, 38.17 FEET; THENCE SOUTH 75 DEGREES 56'46" EAST, 53.42 FEET; THENCE NORTH 81 DEGREES 07'30" EAST, 89.00 FEET; THENCE NORTH 75 DEGREES 27'20" EAST, 54.79 FEET; THENCE NORTH 54 DEGREES 17'31" EAST, 84.74 FEET; THENCE NORTH 37 DEGREES 51'20" EAST, 88.70 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 810.00 FEET, AN ARC DISTANCE OF 450.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND SOUTH 28 DEGREES 44'10" EAST, 444.49 FEET TO THE POINT OF BEGINNING.

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

CONTAINING A NET AREA OF 506.42 ACRES, MORE OR LESS.

(END PG 20)

(BEGIN PAGE 21)

PARCEL 2B

A PART OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 33'57" EAST, ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 5368.24 FEET TO THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 89 DEGREES 33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 1452.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38 DEGREES 52'20" EAST, 63.31 FEET; THENCE NORTH 44 DEGREES 49'01" EAST, 29.23 FEET; THENCE NORTH 72 DEGREES 40'16" EAST, 67.27 FEET; THENCE NORTH 31 DEGREES 52'40" EAST, 60.76 FEET; THENCE NORTH 47 DEGREES 23'05" EAST, 45.47 FEET; THENCE NORTH 27 DEGREES 58'36" EAST, 45.91 FEET; THENCE NORTH 16 DEGREES 34'20" EAST, 43.08 FEET; THENCE NORTH 24 DEGREES 57'47" WEST, 24.92 FEET; THENCE NORTH 11 DEGREES 25'25" WEST, 30.73 FEET; THENCE NORTH 58 DEGREES 01'14" WEST, 57.11 FEET; THENCE NORTH 20 DEGREES 48'00" WEST, 31.83 FEET; THENCE NORTH 25 DEGREES 19'19" WEST, 17.52 FEET; THENCE NORTH 27 DEGREES 28'18" EAST, 43.75 FEET; THENCE NORTH 29 DEGREES 38'24" EAST, 32.08 FEET; THENCE NORTH 38 DEGREES 42'20" EAST, 55.49 FEET; THENCE NORTH 29 DEGREES 30'32" EAST, 50.21 FEET; THENCE NORTH 31 DEGREES 17'19" EAST, 51.79 FEET; THENCE NORTH 16 DEGREES 13'46" EAST, 73.70 FEET; THENCE NORTH 36 DEGREES 14'59" EAST, 60.35 FEET; THENCE NORTH 10 DEGREES 42'59" WEST, 46.27 FEET; THENCE NORTH 24 DEGREES 30'16" EAST, 51.08 FEET; THENCE NORTH 31 DEGREES 31'17" EAST, 52.49 FEET; THENCE NORTH 24 DEGREES 27'12" EAST, 57.13 FEET; THENCE NORTH 09 DEGREES 17'16" EAST, 43.91 FEET; THENCE NORTH 35 DEGREES 50'56" EAST, 65.53 FEET; THENCE NORTH 37 DEGREES 49'46" EAST, 56.93 FEET; THENCE NORTH 35 DEGREES 51'39" EAST, 65.21 FEET; THENCE NORTH 25 DEGREES 25'00" EAST, 67.87 FEET; THENCE NORTH 20 DEGREES 43'13" EAST, 56.18 FEET; THENCE NORTH 20 DEGREES 57'34" EAST, 43.73 FEET; THENCE NORTH 18 DEGREES 56'29" EAST, 84.00 FEET; THENCE NORTH 04 DEGREES 21'18" EAST, 56.75 FEET; THENCE NORTH 00 DEGREES 50'31" EAST, 55.67 FEET; THENCE NORTH 10 DEGREES 18'42" WEST, 96.88 FEET; THENCE NORTH 32 DEGREES 02'28" WEST, 44.24 FEET; THENCE NORTH 16 DEGREES 26'19" WEST, 52.99 FEET; THENCE NORTH 81 DEGREES 56'46" WEST, 28.51 FEET; THENCE SOUTH 47 DEGREES 17'31" WEST, 18.92 FEET; THENCE NORTH 19 DEGREES 27'13" WEST, 65.20 FEET; THENCE NORTH 06 DEGREES 16'44" WEST, 65.64 FEET; THENCE NORTH 16 DEGREES 19'52" EAST, 41.76 FEET; THENCE NORTH 13 DEGREES 34'44" EAST, 67.74 FEET; THENCE NORTH 73 DEGREES 59'20" EAST, 42.49 FEET; THENCE NORTH 71 DEGREES 20'10" EAST, 24.86 FEET; THENCE NORTH 11 DEGREES 39'48" EAST, 38.46 FEET; THENCE NORTH 27 DEGREES 08'14" EAST, 29.69 FEET; THENCE NORTH 59 DEGREES 10'02" EAST, 66.97 FEET; THENCE NORTH 42 DEGREES 10'40" EAST, 37.90 FEET; THENCE NORTH 25 DEGREES 49'19" EAST, 63.54 FEET; THENCE NORTH 54 DEGREES 00'30" EAST, 76.36 FEET; THENCE NORTH 54 DEGREES 28'53" EAST, 58.75 FEET; THENCE NORTH 58 DEGREES 54'45" EAST, 63.95 FEET; THENCE NORTH 67 DEGREES 08'02" EAST, 61.51 FEET; THENCE NORTH 63 DEGREES 47'19" EAST, 47.37 FEET;

(END OF PAGE 21)

(BEGIN PG 22)

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

DISTANCE OF 86.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 14'37" WEST, 85.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET AN ARC DISTANCE OF 24.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 24'34" WEST, 24.49 FEET; THENCE SOUTH 84 DEGREES 45'13" EAST, 123.11 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 253.51 FEET AN ARC DISTANCE OF 65.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08 DEGREES 30'37" EAST, 65.27 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5219.76 FEET AN ARC DISTANCE OF 54.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16 DEGREES 12'27" EAST, 54.79 FEET; THENCE SOUTH 15 DEGREES 25'27" EAST, 9.06 FEET; THENCE SOUTH 16 DEGREES 05'47" EAST, 11.06 FEET; THENCE NORTH 79 DEGREES, 00'30" EAST, 9.82 FEET; THENCE NORTH 22 DEGREES 05'15" EAST, 4.95 FEET; THENCE NORTH 38 DEGREES 33'48" EAST, 22.76 FEET; THENCE SOUTH 69 DEGREES 14'40" EAST, 41.30 FEET; THENCE NORTH 36 DEGREES 54'33" EAST, 32.11 FEET; THENCE NORTH 36 DEGREES 54'33" EAST, 10.08 FEET; THENCE SOUTH 74 DEGREES 16'50" EAST, 63.77 FEET; THENCE NORTH 63 DEGREES 07'36" EAST, 39.30 FEET; THENCE SOUTH 85 DEGREES 46'42" EAST, 70.32 FEET; THENCE NORTH 88 DEGREES 29'35" EAST, 59.24 FEET; THENCE SOUTH 73 DEGREES 10'56" EAST, 38.89 FEET; THENCE SOUTH 51 DEGREES 37'55" EAST, 42.97 FEET; THENCE SOUTH 49 DEGREES 09'17" EAST, 42.27 FEET; THENCE SOUTH 55 DEGREES 48'05" EAST, 37.32 FEET; THENCE SOUTH 48 DEGREES 21'48" EAST, 53.12 FEET; THENCE SOUTH 30 DEGREES 59'06" EAST, 14.17 FEET; THENCE SOUTH 30 DEGREES 59'06" EAST, 33.48 FEET; THENCE SOUTH 42 DEGREES 11'29" EAST, 55.26 FEET; THENCE SOUTH 38 DEGREES 14'08" EAST, 45.52 FEET; THENCE SOUTH 61 DEGREES 55'29" EAST, 45.96 FEET; THENCE SOUTH 61 DEGREES 55'29" EAST, 6.34 FEET; THENCE SOUTH 81 DEGREES 37'54" EAST, 45.38 FEET; THENCE SOUTH 14 DEGREES 57'13" EAST, 45.09 FEET; THENCE SOUTH 61 DEGREES 46'14" EAST, 51.00 FEET; THENCE SOUTH 80 DEGREES 16'21" EAST, 67.20 FEET; THENCE SOUTH 03 DEGREES 38'29" WEST, 40.24 FEET; THENCE SOUTH 69 DEGREES 18'10" EAST, 30.62 FEET; THENCE SOUTH 53 DEGREES 03'52" EAST, 79.78 FEET; THENCE SOUTH 81 DEGREES 23'48" EAST, 34.53 FEET; THENCE SOUTH 84 DEGREES 33'05" EAST, 37.16 FEET; THENCE SOUTH 66 DEGREES 22'32" EAST, 55.47 FEET; THENCE SOUTH 41 DEGREES 22'04" EAST, 42.68 FEET; THENCE SOUTH 45 DEGREES 03'34" EAST, 51.19 FEET; THENCE SOUTH 66 DEGREES 17'21" EAST, 40.33 FEET; THENCE SOUTH 82 DEGREES 51'42" EAST, 34.58 FEET; THENCE SOUTH 72 DEGREES 23'02" EAST, 54.68 FEET; THENCE SOUTH 69 DEGREES 02'07" EAST, 49.58 FEET; THENCE SOUTH 38 DEGREES 09'54" EAST, 61.47 FEET; THENCE SOUTH 72 DEGREES 46'04" EAST, 63.33 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 163.71 FEET, AN ARC DISTANCE OF 60.96 FEET, SAID ARC BEING
(END OF PAGE 22)

(BEGIN PG 23)

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

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

(BEGIN PG 24)

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

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

(BEGIN PG 25)

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

WEST, 23.16 FEET; THENCE NORTH 24 DEGREES 01'13" EAST, 50.44 FEET; THENCE NORTH 37 DEGREES 10'28" WEST, 25.85 FEET; THENCE NORTH 15 DEGREES 21'16" WEST, 50.10 FEET; THENCE NORTH 13 DEGREES 49'06" EAST, 59.85 FEET; THENCE NORTH 44 DEGREES 31'38" EAST, 37.37 FEET; THENCE NORTH 21 DEGREES 32'55" WEST, 45.31 FEET; THENCE NORTH 27 DEGREES 15'55" WEST, 26.02 FEET; THENCE SOUTH 83 DEGREES 17'54" WEST, 26.71 FEET; THENCE NORTH 79 DEGREES 55'45" WEST, 47.06 FEET; THENCE NORTH 45 DEGREES 42'49" WEST, 24.58 FEET; THENCE NORTH 17 DEGREES 46'11" EAST, 18.53 FEET; THENCE NORTH 72 DEGREES 13'49" WEST, 1.81 FEET; THENCE NORTH 62 DEGREES 56'00" WEST, 5.04 FEET; THENCE NORTH 62 DEGREES 29'03" WEST, 1.48 FEET; THENCE NORTH 61 DEGREES 29'02" WEST, 13.04 FEET; THENCE NORTH 59 DEGREES 41'40" WEST, 12.92 FEET; THENCE NORTH 58 DEGREES 05'39" WEST, 10.29 FEET; THENCE NORTH 13 DEGREES 39'22" EAST, 2.51 FEET; THENCE SOUTH 65 DEGREES 10'27" WEST, 24.05 FEET; THENCE SOUTH 29 DEGREES 37'13" EAST, 27.39 FEET; THENCE SOUTH 12 DEGREES 18'32" WEST, 29.70 FEET; THENCE NORTH 71 DEGREES 34'43" WEST, 24.03 FEET; THENCE NORTH 00 DEGREES 43'28" EAST, 64.29 FEET; THENCE SOUTH 45 DEGREES 52'16" WEST, 34.23 FEET; THENCE SOUTH 43 DEGREES 13'52" WEST, 50.03 FEET; THENCE SOUTH 66 DEGREES 52'17" WEST, 35.04 FEET; THENCE SOUTH 84 DEGREES 25'24" WEST, 52.28 FEET; THENCE NORTH 69 DEGREES 34'18" WEST, 25.65 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.00 FEET AN ARC DISTANCE OF 96.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 37'43" EAST, 96.70 FEET; THENCE NORTH 61 DEGREES 20'07" EAST, 20.80 FEET; THENCE SOUTH 20 DEGREES 24'39" EAST, 46.89 FEET; THENCE SOUTH 62 DEGREES 48'20" EAST, 44.79 FEET; THENCE SOUTH 71 DEGREES 16'16" EAST, 36.11 FEET; THENCE SOUTH 53 DEGREES 39'57" EAST, 52.35 FEET; THENCE SOUTH 15 DEGREES 38'11" EAST, 27.11 FEET; THENCE SOUTH 46 DEGREES 09'31" EAST, 18.32 FEET; THENCE SOUTH 04 DEGREES 14'13" EAST, 37.37 FEET; THENCE SOUTH 30 DEGREES 14'14" WEST, 19.95 FEET; THENCE NORTH 46 DEGREES 45'14" WEST, 43.18 FEET; THENCE SOUTH 18 DEGREES 57'47" WEST, 3.54 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 184.42 FEET, AN ARC DISTANCE OF 72.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 28'19" WEST, 72.06 FEET; THENCE SOUTH 25 DEGREES 34'01" EAST, 9.18 FEET; THENCE SOUTH 81 DEGREES 25'46" EAST, 34.58 FEET; THENCE SOUTH 13 DEGREES 32'35" WEST, 113.26 FEET; THENCE SOUTH 25 DEGREES 16'07" WEST, 43.75 FEET; THENCE NORTH 59 DEGREES 19'06" WEST, 52.27 FEET; THENCE NORTH 68 DEGREES 44'34" WEST, 43.03 FEET; THENCE SOUTH 82 DEGREES 04'22" WEST, 45.28 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 179.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 01'54" WEST, 172.14 FEET; THENCE SOUTH 67 DEGREES 45'29" WEST, 52.13 FEET; THENCE NORTH 43 DEGREES 43'04" WEST, 40.32 FEET; THENCE NORTH 47 DEGREES 03'45" WEST, 56.01 FEET; THENCE NORTH 18 DEGREES 14'57" WEST, 24.66
(END PG 25)

(BEGIN PG 26)

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

FEET; THENCE NORTH 42 DEGREES 35'02" WEST, 58.19 FEET; THENCE NORTH 49 DEGREES 17'37" EAST, 36.60 FEET; THENCE NORTH 26 DEGREES 39'46" WEST, 48.82 FEET; THENCE NORTH 51 DEGREES 23'03" WEST, 54.62 FEET; THENCE NORTH 10 DEGREES 32'40" EAST, 33.21 FEET; THENCE NORTH 75 DEGREES 20'57" WEST, 68.57 FEET; THENCE NORTH 57 DEGREES 13'43" WEST, 56.54 FEET; THENCE SOUTH 54 DEGREES 38'07" WEST, 47.24 FEET; THENCE SOUTH 28 DEGREES 58'06" WEST, 42.13 FEET; THENCE SOUTH 16 DEGREES 31'41" WEST, 60.26 FEET; THENCE SOUTH 07 DEGREES 46'28" EAST, 64.09 FEET; THENCE SOUTH 04 DEGREES 40'52" EAST, 65.92 FEET; THENCE SOUTH 13 DEGREES 37'25" EAST, 58.32 FEET; THENCE SOUTH 39 DEGREES 56'16" EAST, 41.18 FEET; THENCE SOUTH 24 DEGREES 54'18" WEST, 33.11 FEET; THENCE NORTH 85 DEGREES 19'22" WEST, 46.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AN ARC DISTANCE OF 207.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27 DEGREES 53'04" WEST, 205.88 FEET; THENCE SOUTH 63 DEGREES 05'04" EAST, 39.17 FEET; THENCE SOUTH 03 DEGREES 10'49" EAST, 52.15 FEET; THENCE SOUTH 53 DEGREES 25'01" WEST, 33.32 FEET; THENCE SOUTH 24 DEGREES 10'20" WEST, 41.54 FEET; THENCE SOUTH 19 DEGREES 32'13" EAST, 45.55 FEET; THENCE SOUTH 16 DEGREES 30'55" WEST, 23.00 FEET; THENCE SOUTH 89 DEGREES 33'57" WEST, 1755.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2B CONTAINING 123.80 ACRES, MORE OR LESS.

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

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

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

(BEGIN PG 27)

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

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

(THE END)

NEW TWIN CREEKS

EXHIBIT "B"

MASTER DEVELOPMENT PLAN TEXT

(Major Modification to Ordinance No. 2006-3, As Amended)

Originally Adopted July 17, 2015	<i>Ord. No. 2015-52</i>
Revised September 20, 2017	<i>SMADJ 2017-52</i>
Revised October 10, 2017	<i>Ord. No. 2017-55</i>
Revised November 19, 2017	<i>Ord. No. 2017-56</i>
Revised September 19, 2018	<i>SMADJ 2018-43</i>
Revised November 12, 2018	<i>SMADJ 2018-52</i>
Revised March 28, 2019	<i>SMADJ 2019-08</i>
Revised November 13, 2020	<i>MINMOD 2020-14</i>
Revised April 5, 2022	<i>Ord. No. 2022-58</i>
Revised November 23, 2022	<i>PZA Res. No. 2023-01</i>
Revised June 15, 2023	<i>Ord. No. 2023-30</i>
Revised August 14, 2023	<i>SMADJ 2023-45</i>
Revised December 1, 2023	<i>SMADJ 2023-61</i>
Revised May 28, 2024	<i>PZA Res. No. 2024-09</i>

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Section A

PROJECT DESCRIPTION

The New Twin Creeks Planned Unit Development ("PUD") is constituted of a large part of the 3,037-acre Twin Creeks Development of Regional Impact. The New Twin Creeks Property is subject to an Amended and Restated Development Order for the Twin Creeks Development of Regional Impact ("DRI"), St. Johns County Resolution No. 2024-___ ("Amended and Restated Development Order"), which was approved by the St. Johns County Board of County Commissioners concurrently with the Board's approval of this PUD Major Modification application (MAJMOD 2024-06). New Twin Creeks is generally bound on the north by Durbin Creek, the west by Interstate 95, the east by U.S. Highway 1 South, and the south by the Twelve Mile Swamp Wildlife Management Area. Generally, planted pines cover the great majority of the site which is proposed to be developed. The New Twin Creeks Property has been utilized for decades for tree cultivating.

The purposes of this PUD Major Modification application are to: (i) allow for the development of 50 additional hotel rooms within the PUD in exchange for a reduction of 16,000 square feet of commercial space permitted within the project, with no net increase in traffic generated from the DRI and PUD (as reflected in the Amended and Restated Development Order); (ii) reflect all land use exchanges to date done pursuant to the Land Use Exchange Table in the Twin Creeks DRI Development Order, the latest of which was approved as DRILUE 2023-03; (iii) revise Sections E and F hereof based on the referenced land use exchanges; and (iv) modify the Master Development Plan Map for the PUD to reflect the land use exchanges.

The objective of the New Twin Creeks PUD is to create a dynamic employment center providing job opportunities over a broad range of skills and wage levels, from entry level retail employment to skilled logistical, assembly and distribution jobs to white collar office and executive positions. These uses will be complemented by an appropriate mix of housing and housing types to maintain a vibrant mix of uses, to decrease external vehicular traffic and to achieve sustainable development over the long term. The proposed changes are due to a variety of factors.

New Twin Creeks PUD is uniquely located to provide a viable and marketable landing pad for an array of desirable non-residential uses. The location factors include the interchange in closest proximity to the commercial environment of Duval County, access to the corridors of Interstate 95, U.S. Highway 1 and County Road 210 (C.R. 210), and frontage alongside the Florida East Coast Railroad.

The Owner's intention remains to develop New Twin Creeks PUD as an integrated and unified community, including:

- Regional and community employment, retail/services, healthcare, civic, recreational, and entertainment uses and facilities. It shall provide quality housing opportunities, proximate schools and parks for neighborhood children, civic areas, shopping close to home, and office locations near the interstate ideal for research and development groups to occupy.
- The Activity Center, a mixed-use center integrating commercial, office, residential and civic uses into a focal point for the community.
- A series of greenways and protective buffers along with a wildlife corridor that fosters interconnectivity with adjacent natural habitat systems. A 750-foot wide preservation corridor shall be maintained from the centerline of Durbin Creek southward.

The New Twin Creeks PUD does not include the adjacent property owned by Heartwood 23, LLC, which shall remain subject to Ordinance No. 2006-03, as may be modified.

Section B

TOTAL NUMBER OF ACRES

The total land area within New Twin Creeks PUD is approximately 2,403 acres.

Section C

TOTAL NUMBER OF WETLAND ACRES

The total number of wetland acres within the New Twin Creeks PUD site is approximately 1,318 acres. Not less than 1,173 acres (89%) of wetlands will be preserved within conservation areas predominantly as an interconnected system. These wetland acres shall be protected by a conservation easement that will be held by the St. Johns River Water Management District ("SJRWMD") as part of the project's Environmental Resource Permit, as may be amended from time to time. Up to 145 acres of wetland impacts may occur within the PUD for the benefit of the Subject Property. The location and amount of wetland impacts will be shown on each incremental MDP or within construction plans for C.R. 210 improvements. Approximately 160 acres of wetlands owned by the Owner within the Subject Property, in the location depicted on the MDP Map, **Exhibit "C"**, may be used by the adjacent landowner, Heartwood 23, LLC, for wetland mitigation and open space (but for no other purpose), provided that such owner modifies Ordinance No. 2006-03 for its property to allow the same.

On-site preservation is proposed predominantly within an extensive conservation corridor that encompasses interconnected wetlands and adjacent uplands within the Durbin Creek and Sampson Creek watersheds. The conservation corridor is strategically designed to adequately provide beneficial wildlife habitat and travel passages. Enhancement of degraded wetlands within the proposed corridor is expected to provide ecological benefit in terms of wildlife forage and cover, and reestablishment of historic wetland hydrology. The 750-foot-wide portion of the corridor that occurs immediately south of Durbin Creek is designated for the purposes of conserving and protecting natural resources and environmental quality. These purposes include flood control, protection of quantity and quality of groundwater and surface water, floodplain management, and protection of natural vegetative communities and wildlife habitat.

Section D

DEVELOPMENT AREA AND LAND USE

Much of the Subject Property has been and will continue to be used for silvicultural purposes. Silvicultural harvesting may occur throughout New Twin Creeks PUD until the immediate time for development of each parcel as specified in Subsection G.2 and provided that the applicable upland buffers around the jurisdiction line that defines the wetland or conservation area will not be cut or will be managed as part of the adjacent conservation corridor. All silvicultural activities shall comply with the requirements of Policies E.2.2.2 and E.2.2.3 of the St. Johns County 2025 Comprehensive Plan, as amended, where applicable. All silvicultural activities shall comply with State of Florida Division of Forestry Best Management Practices. The development area by land use is shown in the table below.

Land Use	Acres	GSF/Units
Commercial	260	994,136
Office	70	602,752
Hotel	10	200
Flex Industrial	150	2,103,538
Multi-family Residential	95	1,100
Single-family Residential	1,316	1,125
• South of C.R. 210 (Residential A)	470	55
• South of C.R. 210 (Residential B)	763	564
• North of C.R. 210 (Mixed Use District)	83	506
Other (e.g., ponds, buffers, right-of-way, etc.)	504	-
Total	2,126	-

Note: The above Land Use Table includes GSF/Units that have been converted between uses, pursuant to the Land Use Conversion Table provided in the Twin Creeks DRI Development Order, as amended. The last land use exchange approved for the Twin Creeks DRI was St. Johns County Application No. DRILUE 2023-03.

Section E

DWELLING UNITS AND POPULATION

The PUD will limit New Twin Creeks PUD to not more than 1,125 Single-Family Residential dwelling units and 1,100 Multi-family Residential dwelling units¹.

The expected population of New Twin Creeks PUD is approximately 5,234 people based upon the assumption of 2.44 people per dwelling unit. According to the St. Johns County School District projections of 0.56 students per Single-family dwelling unit and 0.19 students per Multi-family dwelling unit, the neighborhood will have approximately 824 school-aged children.

Development rights listed in Section E may be converted via the approved land use exchange table contained in the Amended and Restated Development Order. Any such a conversion may be changed with authorization from the Owner and by County approval of Small Adjustment to the PUD consistent with the provisions of General Condition 2 of the Amended and Restated Development Order.

The following uses are permissible within all development pods illustrated on the MDP Map, **Exhibit "C"**:

- a) Accessory apartments
- b) Community centers
- c) Condominiums
- d) Congregate care homes

¹ The number of residential units listed in Section E includes units obtained through land use conversions, pursuant to the Land Use Conversion Table in the Twin Creeks DRI Development Order.

- e) Construction trailers
- f) Convention centers or other similar places of assembly civic spaces including plazas, fountains, squares, commons and other outdoor gathering spaces
- g) Duplexes
- h) Foster homes
- i) Garden apartments
- j) Group homes
- k) Manufactured buildings
- l) Mid-rise and high-rise apartment complexes
- m) Model homes with or without office & construction trailers
- n) Neighborhood public service facility
- o) Nursing homes
- p) Parks and recreation facilities with or without lighted fields and courts
- q) Sales Trailers
- r) Schools with conventional academic curriculum
- s) Single-family detached homes
- t) Swimming pools/recreation facilities
- u) Townhomes and Rowhouses
- v) Triplexes and Quadplexes
- w) Villas and townhouses

Section F

NON-RESIDENTIAL DEVELOPMENT

The PUD will limit New Twin Creeks to not more than 200 Hotel rooms; 2,103,538 gross square feet of Flex Industrial space; 994,136 gross square feet of Commercial space; and 602,752 gross square feet of Office space (as revised through land use conversions pursuant to the Twin Creeks DRI Development Order, as amended)².

Development rights listed in Section F may be converted via the approved land use exchange table contained in the Amended and Restated Development Order. Any such a conversion may be changed with authorization from the Owner and by County approval of Small Adjustment to the PUD consistent with the provisions of General Condition 2 of the Amended and Restated Development Order.

² The number of square feet and hotel rooms listed in Section F includes square footage and rooms obtained through land use conversions, pursuant to the Land Use Conversion Table in the Twin Creeks DRI Development Order. This application seeks to increase the number of hotel rooms permitted in the Twin Creeks Property from 150 to 200, along with a reduction in commercial square footage, based on the trip generation rates set forth in the DRI Land Use Conversion Table. Thus, there should be no increase in the amount of traffic generated from the project.

The tables on the next four (4) pages indicate the categories of uses, as allowed by the Comprehensive Plan, that are permissible within the non-residential areas illustrated on the MDP Map, **Exhibit "C"**. It is not possible to list each and every individual use that may be permissible within a land use category. The intent is to describe the category and provide a sufficient number of illustrative or representative uses to allow other uses to be assigned to the category as they are proposed. To assign required buffering and screening provisions, medium intensity and high intensity commercial uses are differentiated in the table with "M" (Medium Intensity Commercial use) and "H" (High Intensity Commercial use), respectively, at the end of each commercial use listed.

Permissible Use	Neighborhood Commercial	Activity Center	Flex Industrial	Community Park/ School
Accessory apartments	X	X		
Adult care centers (M)	X	X		
Agricultural services (H)			X	
Amusement/recreation services (H)	X	X	X	X
Apparel and accessory stores (M)	X	X		
Apparel and other textile products production/distribution			X	
Auto service and repair services including body shops (H)		X	X	
Automobile oil change facilities	X ^(f)			
Automotive service stations (H)		X	X	
Bars, lounges, night clubs and dance halls (H)	X	X	X	
Bed and breakfasts with up to 30 rental units (M)		X		
Big box retailers and their distribution centers (H) (See Note e at the end of the table)		X	X	
Billiards and pool parlors (M)		X	X	
Building materials and garden supplies (H)		X	X	
Business and commerce parks		X	X	
Business services (M)	X	X	X	
Call centers (H)		X	X	
Car wash facilities (H) (See Note d at end of Table)		X	X	
Child care centers/nurseries (M)	X	X		
Churches, synagogues, mosques, places of worship (M)	X	X		
Commercial, vocational, business and trade schools (M)	X	X	X	
Community centers (M)	X	X		X
Condominiums	X	X		
Congregate care homes		X		
Construction trailers (M)	X	X	X	X
Convenience stores with or without gas pumps (M)	X	X	X	
Convention centers or other similar places of assembly civic spaces including plazas, fountains, squares, commons and other outdoor gathering spaces (M)	X	X	X	X
Depository institutions (M)	X	X	X	

Permissible Use	Neighborhood Commercial	Activity Center	Flex Industrial	Community Park/ School
Diagnostic centers (M)	X	X		
Driving ranges (M)		X	X	X
Duplexes	X	X		
Durable goods production			X	
Earthmoving equipment sales and showroom (H)		X	X	
Eating and drinking establishments (H)	X	X		
Electronic and other electronic equipment production			X	
Employment services (M)	X	X	X	
Engineering and management services (M)	X	X	X	
Extermination and pest control services			X	
Financial institutions with drive-thru (M)		X		
Financial institutions without drive-thru (M)	X	X		
Flea markets or similar indoor/outdoor sales complexes (H)			X	
Food and kindred products production			X	
Funeral homes, mortuaries, and crematoriums (H)		X		
Furniture and fixtures production			X	
Furniture and home furnishings stores (M)	X	X	X	
Galleries (M)	X	X		
General merchandise stores (M)	X	X	X	
Government branch offices (M)	X	X		
Groceries, supermarkets, and specialty food stores (M)	X	X		
Health services (M)	X	X	X	
Home improvement centers (H) (see Note e at the end of the table)		X	X	
Hospitals (H)		X		
Hotels, motels (H) ⁽⁹⁾		X	X	
Indoor farm and garden supply centers (H)		X	X	
Indoor recreation (bowling, wall climbing, arcades) (M)	X	X		X
Indoor shooting and firing ranges (H)		X	X	
Industrial and commerce parks			X	
Industrial machinery and equipment production/auction			X	
Instruments and related products production			X	
Insurance carriers (M)	X	X		
Kennels and other animal boarding facilities (H)			X	
Large scale building supply centers (H)		X	X	
Large-scale printing plants			X	
Laundries/dry cleaning establishments (M)	X	X		

Permissible Use	Neighborhood Commercial	Activity Center	Flex Industrial	Community Park/ School
Leather and leather products production			X	
Legal services (M)	X	X		
Libraries (M)	X	X		
Light manufacturing, vegetable food processing, production packaging and assembly plants (H)		X	X	
Local and interurban passenger transit (H)		X		
Lumberyards			X	
Mail and package services (M)	X	X	X	
Manufactured buildings		X	X	
Medical and professional offices ^(a) (M)	X	X	X	
Membership organizations (M)	X	X	X	
Mid-rise and high-rise apartment complexes		X		
Mini-warehouses (commercial storage)			X	
Mini-warehouses (personal storage) (M)			X	
Misc. light industrial manufacturing industries			X	
Miscellaneous repair services (M)	X	X	X	
Miscellaneous retail establishments (M)	X	X	X	
Mobile homes			X	
Model homes with or without office & construction trailers		X		
Motion picture theaters (M)		X		
Museums (M)	X	X		
Neighborhood public service facility (M)	X	X	X	X
Newspaper printing operations/distribution centers			X	
Non-depository institutions (M)	X	X		
Nondurable goods production			X	
Non-freestanding taverns and bars (M)	X	X		
Nursing homes (M)	X	X		
Office showrooms		X	X	
Open air markets and outdoor display areas, temporary or permanent (Christmas trees, pumpkin patches, sidewalk sales, etc.) (M)	X	X	X	
Packaging and assembly plants			X	
Parking garages (multi-level) (H)		X	X	
Parks and recreation facilities with or without lighted fields and courts (M)	X	X		X
Personal services (i.e., beauty shop, salon, barber) (M)	X	X		
Photography studios (M)	X	X	X	
Physical therapists (M)	X	X	X	
Printing and publishing (M)		X	X	

Permissible Use	Neighborhood Commercial	Activity Center	Flex Industrial	Community Park/ School
Public bathing facilities		X		
Public buildings such as police and fire stations, emergency medical facilities and administrative offices		X	X	X
Private clubs ^(b) (M)	X	X	X	
Recreational lakes				X
Restaurants with drive-thru (M) (See Note c at the end of the table)		X	X	
Restaurants without drive-thru (M)	X	X	X	
Retail goods stores (M)	X	X	X	
Sales Trailers (M)	X	X	X	
Schools for the performing, fine or martial arts (M)	X	X	X	
Schools with conventional academic curriculum		X		X
Schools, public or private (M)	X	X	X	X
Security and commodity brokers (M)	X	X	X	
Service stations with or without retail food sales (H)		X	X	
Service establishments such as blueprint, printing, and catering (M)	X	X	X	
Small appliance repair shops (M)	X	X	X	
Social services (M)	X	X		
Spas, gyms and health clubs (M)	X	X		
Special events venues	X	X		X
Swimming pools/recreation facilities (H)		X		X
Textile mill products			X	
Theaters and auditoriums, performing arts centers (M)	X	X		X
Transportation equipment production			X	
Transportation services (H)		X		
Travel agencies (M)	X	X		
Triplexes and Quadplexes	X	X		
Trucking and warehousing			X	
Upholstery shop (M)	X	X		
Vegetable food processing/production			X	
Vehicle recycling facilities			X	
Vehicle sales, rental, service, repair and storage including automobile, boats, trailers, buses, farm and garden equipment, motorcycles, trucks, and recreation vehicles		X	X	
Veterinarian offices and animal hospitals (M)	X	X		
Villas and townhouses	X	X		
Warehousing with or without distribution centers		X	X	

- (a) This use also includes diagnostic centers which provide radiology and medical screening and testing services. Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding use.
- (b) "Private Club" shall mean an association or organization of a fraternal or social character, not operated or maintained for profit. The term shall not include casinos, nightclubs, bottle clubs, or other establishments operated or maintained for profit.
- (c) Within the Neighborhood Commercial area, restaurants with drive-thru are permitted only on Parcels 6A-2 and 6B.
- (d) Within the Neighborhood Commercial area, Car Wash Facilities are permitted only on Parcel 6B.
- (e) Within the Neighborhood Commercial areas, big box retail stores and home improvement centers are permitted only on Parcel 8.
- (f) Within the Neighborhood Commercial area, automobile oil change facilities are permitted only on Parcel 6B.
- (g) Hotels and motels can include individual buildings that serve as short-term stay units which can be occupied by the same person, family or other group for no more than three (3) consecutive months. Such units shall be referred to herein as "Hotel Cottages". Hotel Cottages will be located on the Hotel parent parcel. Hotel Cottages may have full kitchens. There can be only one owner of a Hotel Cottage (e.g., no timeshare or fractional units). The Hotel owner will prohibit occupancy of any Hotel Cottage for more than three (3) consecutive months by the same person, family or other group. The manager of the Hotel within Beachwalk will also manage the Hotel Cottages. Such management will include, but not be limited to, package posting and delivery, cleaning, trash removal, landscaping and other maintenance associated with the Hotel Cottages. The land on which Hotel Cottages are constructed will be landscaped pursuant to applicable provisions of Section G.2 hereof. Signage shall be provided pursuant to applicable provisions of Section G.4 hereof. Lighting will be provided pursuant to applicable provisions of LDC Section 5.03.06.H.6. The streets in front of the Hotel Cottages will include certain traffic calming to provide pedestrian safety between the Hotel Cottages and the nearby Hotel.

Section G

DEVELOPMENT STANDARDS

Land Use	Min. Lot Width	Min. Lot Area ⁽⁶⁾	Floor Area Ratio	Max. Lot Coverage by Buildings	Impervious Surface Ratio	Min. Yard Requirements Front/Side/Rear ⁽⁴⁾	Max. Height of Structures
Single-family Residential	40 feet	4,000 ft ²	NA	55%	70%	15' / 5' / 10'	35 feet
Multi-family Residential	18 feet	2,000 ft ²	NA	70%	70%	5' / 10' / 10'	60 feet
Commercial / Retail / Hotel ⁽⁷⁾	None	None	70% ⁽⁵⁾	NA	75% ⁽⁵⁾	15' / 5' / 10'	60 feet
Office	None	None	70%	NA	75%	15' / 15' / 15'	60 feet
Flex Industrial	None	None	70%	NA	75%	15' / 15' / 15'	60 feet
Accessory Structures	None	None	70%	NA	75%	- / 5' / 5'	25 feet

- (1) Twenty (20) foot setbacks are required for commercial buildings, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to Residential uses.
- (2) Front and side yard requirements may be waived for attached multi-family, attached single-family and commercial where the uses are proposed in an integrated mixed-use project. Due to the physically integrated nature of attached multi-family, attached single-family and commercial uses surrounding the Crystal Lagoon as the cohesive element within the Activity Center and to the pedestrian and vehicular interconnection among land uses within the Activity Center, side yard setbacks for all attached multi-family and attached single-family units shall be reduced to 5 feet within Parcels 10, 11 and 12.
- (3) Alleys that are secondary accesses shall have a building setback of zero (0) feet measured to the eave from the easement or right-of-way line.
- (4) A reduction of the front yard setback is permitted on those single-family structures that have porches that are at least one half (½) of the width of the main structure. Residential structures with garages facing the street rights-of-way shall be set back a minimum of twenty (20) feet. Second front yard setback for corner lots may be 12 feet. Side yard setbacks for Hotel Cottages (which are commercial uses) are measured from the outer wall of one structure to the outer wall of the adjacent structure, with fire protection being provided via sprinkler system within each Hotel Cottage Unit, in accordance with NFPA 13.
- (5) Neighborhood Commercial uses located south of C.R. 210 shall be limited to a maximum FAR of 50 percent and maximum ISR of 70 percent.
- (6) 5,000 ft² for Zero Lot Line Residential.
- (7) Hotel includes Hotel Cottages, which will be located on the Hotel parent parcel and require the following development standards:
 - a) Maximum two-story buildings and 35 feet in height.
 - b) A maximum of 68 Hotel Cottages can be constructed.
 - c) A maximum of 25 percent of the Hotel Cottages can include five bedrooms.

- d) A maximum of 25 percent of the Hotel Cottages can include four bedrooms.
- e) The remainder of the Hotel Cottages can contain three or fewer bedrooms.
- f) No Hotel Cottages can include more than five bedrooms.
- g) Amenities shall be provided on-site for Hotel and Hotel Cottage guests, including a Swimming Pool.

Setbacks for residential structures shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into side yard setbacks. See Section T for waiver. Setbacks for non-residential structures shall be measured in accordance with the LDC, except that side yard setbacks for Hotel Cottages shall be measured in accordance with footnote (4) above. Residential structures fronting C.R. 210 shall maintain a minimum fifty (50) foot wide setback from the future C.R. 210 right-of-way. Residential structures fronting the southeasterly segment ("dog leg") formerly C.R. 210 with an at-grade intersection at U.S. 1 shall maintain a forty (40) foot wide setback. All structures shall have a minimum separation of ten (10) feet measured from the furthest projection on the structure to the furthest projection of any other structure in accordance with LDC Section 6.03.01. Common wall lot lines may be used for apartment buildings, townhomes, row houses, condominiums and commercial buildings.

All development within New Twin Creeks PUD shall be protected in accordance with the most current adopted edition of the *Florida Fire Prevention Code* and NFPA 1 Fire Prevention Code, in addition to the regulations listed in LDC Part 6.03.00. Should a conflict arise between the state code and the LDC, the more stringent code will take precedence.

The height limitations contained herein shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate and maintain the building (provided that such structures shall not cover more than twenty percent (20%) of roof area or extend over ten (10) feet in height), nor to church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents, nor to fire parapet walls; provided however, that such walls shall not extend more than five (5) feet above the roof.

Flag lots may be permitted to provide additional variety to streetscape, provide access to unusual land configurations, reduce the need for impacts to wetlands, minimize the amount of impervious surface area and reflect many home buyers' preference for this type of lot. Flag lots are only allowed for lots that front a curve or cul-de-sac. Flag lots shall meet the following standards:

1. Minimum lot frontage on an approved right-of-way shall be twenty-five (25) feet for any flag lot.
2. All driveways within flag lots must be no closer than five (5) feet from the adjacent property line. Location and design of single or shared driveways must demonstrate no adverse drainage effect on adjacent lots.
3. There will be no more than three (3) flag lots adjacent to each other.
4. The adjacent flag lots may share a driveway, provided that appropriate easements are recorded.
5. Not more than ten percent (10%) of the detached Single-Family Residential lots in the New Twin Creeks PUD shall be flag lots.

Parking for two (2) vehicles shall be provided outside of the public right-of-way within the driveway or garage of each residential unit. Sufficient parking to serve any model homes or sales offices will be located on driveways; parallel on-street parking, or adjacent stabilized lots until the model homes/sales offices have been sold or upon subdivision build-out.

Prior to lot sales within the New Twin Creeks PUD, the Owner, its successors or assigns, shall record covenants, conditions, restrictions and easements ("Covenants") that inform future owners, lessees, and residents about the SJRWMD's natural resource land management practices, including prescribed fire and silviculture, on the adjacent Twelve Mile Swamp Conservation Area.

Gang mailboxes, if used, shall be located in park tracts and/or rights-of-way. Temporary parking shall be permitted within roadways to allow for access to mailboxes by vehicles. Parking associated with mailbox access shall be permitted within streets/rights-of-way in the form of parallel parking in associations with park tracts. Vehicular use areas dedicated to temporary parking for these mailboxes may be located outside of rights-of-way.

Outdoor lighting will be provided either through streetlights or in compliance with LDC Section 5.03.06.H.6.

G.1 Commercial Development Guidelines for Property Fronting C.R. 210

The following guidelines are included in this PUD to fulfill a requirement contained with Special Condition 25(a) of the Amended and Restated Development Order. They apply only to commercially designated properties that are immediately adjacent (abut) C.R. 210.

G.1.1 Sidewalks

1. Provide for proposed connections with future sidewalks to adjacent parcels.
2. Minimum six (6) feet wide.
3. Separated from vehicular use areas by raised medians, curbs, landscaping, bollards, or light posts.

G.1.2 Pedestrian Crossings

1. Provided where a sidewalk crosses a road or driveway.
2. Handicap accessible, clearly demarcated with either contrasting paint in a "zebra stripe" pattern, pavers or other pavement materials that contrast the surrounding pavement in color and texture.
3. Clearly visible to motorists.
4. Shall conform to current FDOT and ADA standards.

G.1.3 Streets

1. Parking along non-collector roads is permitted where it does not interfere with safe pedestrian and vehicle movement, and where the parking spaces are clearly marked consistent with the provisions of Section G.5 of the Master Development Plan. On-street parking will be designated and designed with sufficient clearance for fire apparatus travel.
2. Utilities will be located behind buildings and as much as possible, outside roadway travel lanes. Where utilities are under pavement, specific agreements will be prepared defining responsibility for routine maintenance and for restoration of extraordinary features (trees, landscaping, pavers, street furniture, etc.) in the event of utility repairs. Root barriers will be used on all trees located within five feet of any commercial roadway located along non-residential buildings/uses.

G.1.4 Setbacks

- | | |
|------------------------|---------|
| 1. Buildings | 20 feet |
| 2. Sidewalks | 0 feet |
| 3. Signs | 5 feet |
| 4. Vehicular use areas | 8 feet |

G.1.5 General Landscape Requirements

1. Within the Activity Center parcels located north of C.R. 210, as depicted on the MDP Map, replacement, buffer and minimum required tree plantings may be Palm trees or Canopy trees. Within Commercial/Retail and Office parcels located north of C.R. 210, as depicted on the MDP Map, 50 percent of replacement and minimum required trees shall be Canopy trees.
2. Streets trees may be Canopy or Palm trees.
3. New trees used within vehicular use areas and to line roadways and driveways shall be at least a two (2) inch caliper size at time of installation.
4. New trees not used within parking areas or to line roadways shall be at least two (2) inch caliper size at the time of installation and six (6) feet in height minimum for Palm tree size at time of installation.
5. New plants must be Florida No. 1 grade or better.
6. Minimum three (3) inches of mulch depth is required for all planted areas.
7. 100 percent irrigation or watering coverage is required for all new planted areas through establishment. Existing vegetation will not require irrigation coverage.
8. At least one (1) 15-foot minimum width tree island shall be provided for every ten (10) continuous parking spaces within a parking area.
9. At least one (1) tree shall be provided in each parking island.
10. A minimum 8-foot wide landscaped buffer is required between vehicular use areas (VUAs) and road rights-of-way.
11. A landscaped buffer is required between VUAs and property lines.
12. Street trees and landscaping (including hardscape) shall conform to current intersection sight distance clearances.
13. Street trees planting located locations must not interfere with maintenance equipment's vertical and horizontal working clearance requirements.
14. All street tree plantings shall incorporate horizontal separation between storm drain pipe and street tree, with both horizontal and vertical working clearances for maintenance equipment.
15. Prior to approval of construction plans that include landscaping within County right-of-way such as along road shoulders, medians, island, etc., information must be included in the plan set as to who and how the landscaping will be maintained and also include an executed maintenance agreement when warranted by the County.

G.1.6 Bare Building Walls

1. Building walls that have no windows or special façade treatment shall be buffered at the time of installation so that at least 50 percent of the bare wall area is screened from view.
2. Buffering may be achieved with a combination of plants and hardscape elements located adjacent to the building; plants, wall, or fence between the building and the right-of-way at a sufficient height to achieve the 50 percent screening objective; or plants and/or hardscape elements attached to the building, such as vines, vines on trellises, or espaliered plants. If plants are utilized, size of plants installed shall be able to achieve 50 percent buffering within three (3) years of planting.

G.1.7 Mechanical Equipment

Mechanical equipment such as air handlers, transformers, chillers, condensers, ventilators, etc., whether located at ground level or on rooftops, shall be completely screened from public view.

G.1.8 Dumpsters

1. Dumpsters must be screened from exterior view with a wall that completely covers sides of the dumpster. The dumpster design, material, and color shall complement the adjacent or related building architecture.
2. Free-standing dumpsters unattached to a building must be supplied with a bi-swing gate that, when closed, completely screens that dumpster. To further reduce negative visual impact and foul odors, garbage dumpsters must be located at a remote area of the site, well away from entrances, storefronts and highly visible or trafficked areas.

G.1.9 Roadway and Driveway Lights

1. Precast concrete, metal pole or fiberglass with approved finish.
2. Cut-off fixture with directional shields, black, bronze or other approved finish.

G.1.10 Parking Lot Lights

1. Precast concrete, metal pole or fiberglass with approved finish.
2. Cut-off fixture with directional shields, black, bronze or other approved finish.
3. 45-foot maximum height.
4. All lighting shall comply with Part 6.09.00 of the St. Johns County Land Development Code.

G.1.11 Pedestrian Lights

1. Precast concrete, metal pole or fiberglass with approved finish.
2. Cut-off fixture with directional shields, black, bronze or other approved finish.
3. 18-foot maximum height.
All lighting shall comply with Part 6.09.00 of the St. Johns County Land Development Code.

G.2 General Landscaping Requirements

1. Within the Commercial/Retail, Office, Residential and Flex Industrial parcels and linear parks along the North Loop Road located north of C.R. 210, as depicted on the MDP Map, 50 percent of replacement and minimum required trees shall be Canopy trees. Within all lands located south of C.R. 210, 70 percent of replacement and minimum required trees shall be Canopy trees.
2. The North Loop Road located north of C.R. 210, as depicted on the MDP Map, may incorporate plantings that will be utilized to provide replacement and minimum required trees for the Commercial/Retail, Office, Residential and Flex Industrial areas depicted on the MDP Map.
3. Streets trees may be Canopy or Palm trees.
4. New trees used within vehicular use areas and to line roadways and driveways shall be at least a two (2) inch caliper size or six feet in height minimum for Palms at time of installation.
5. New trees not used within parking areas or to line roadways shall be at least two (2) inch caliper or six (6) feet in height minimum for Palm tree size at time of installation.
6. New plants must be Florida No.1 grade or better.
7. Minimum three (3) inches of mulch depth is required for all planted areas.
8. 100 percent irrigation or watering coverage is required for all new planted areas through establishment. Existing vegetation will not require irrigation coverage.
9. At least one (1) 15-foot minimum width tree island shall be provided for every ten (10) continuous parking spaces within a parking area.
10. At least one (1) tree shall be provided in each parking island.
11. Within Commercial/Retail, Office and Flex Industrial areas, as depicted on the MDP Map, a minimum 8-foot wide landscaped buffer is required between vehicular use areas (VUAs) and road rights-of-way.
12. Within Commercial/Retail, Office and Flex Industrial areas, as depicted on the MDP Map, a landscaped buffer is required between VUAs and property lines.
13. Street trees and landscaping (including hardscape) shall conform to current intersection sight distance clearances.
14. Street tree planting locations must not interfere with maintenance equipment's vertical and horizontal working clearance requirements.
15. All street tree plantings shall incorporate horizontal separation between storm drain pipe and street tree, with both horizontal and vertical working clearances for maintenance equipment.
16. Prior to approval of construction plans that include landscaping within County right-of-way such as along road shoulders, medians, island, etc., information must be included in the plan set as to who and how the landscaping will be maintained and also include an executed maintenance agreement when warranted by the County.

G.3 Clearing and Grading

Bona fide silviculture shall be allowed to continue within portions of the Subject Property where construction has not commenced (other than upland buffers, protected trees or preserved wetland areas and areas designated Conservation on the MDP Map). Continued agricultural or silvicultural activities shall not be conducted within preserved wetlands, upland buffers, other conservation areas established on Exhibit "C",

the MDP Map or within seventy-five (75) feet of the banks of Sampson Creek or within seven hundred fifty (750) feet of the centerline of Durbin Creek.

Land excavation may result in the creation of recreational lakes. No stormwater runoff shall be permitted to enter into any recreational lakes. Boats, canoes, kayaks and observation platforms, boardwalks, and fishing piers shall be permitted on the lakes.

Excavation activities shall be shown on construction plans and shall be allowed within approved development areas (as defined by approval of construction plans) within the project for the construction of stormwater management systems and ponds, lots and other similar uses and structures in conjunction with the development of the project, subject to applicable permitting requirements. Dirt from such excavations may be retained on site or sold and transported from the site. The lots within the project may be developed and platted in a series of "units" (e.g., "New Twin Creeks – Unit One"). Fill dirt needed for development of lots within a given "unit" may be obtained from future stormwater ponds and/or recreational lakes located elsewhere within the project. Also, excess fill from any unit under development may be stockpiled in future units for future use. If needed, fill dirt may be brought onto the project from off site. Early land clearing and the excavation, deposit, stockpiling, and leveling of fill material removed from construction of the master drainage system and road rights of way shall be allowed subject to permitting requirements of St. Johns County and the SJRWMD appropriate for the stage of development. Prior to any early clearing activity, the Owner, or its successors or assigns, shall provide the County a tree inventory or tree survey of protected trees (as defined in the LDC) within the limits of the clearing. The Owner, or its successors or assigns, shall mitigate for any protected trees to be removed by such early clearing activities as required under the Code.

The installation of landscaping for individual lots shall be the responsibility of the Owner, individual homeowner or builder and shall be completed prior to issuance of a Certificate of Occupancy. Such landscaping installation shall comply with the LDC and requirements of PUD Section N, herein. Following the issuance of a Certificate of Occupancy for any lot, the lot owner of record shall be solely responsible for the lot landscaping.

St. Johns County may issue permits for clearing, grading and earthwork for portions of the PUD site before approving final construction plans; however, all wildlife related permits and other federal, state and regional permits related to land clearing, grading and earthwork must be obtained. No buffers, preserved wetlands or otherwise conservation lands shall be cleared. Any such clearing must be consistent with the Amended and Restated Development Order. The Owner, or its successors or assigns, shall mitigate for any protected trees to be removed by such early clearing activity as required by the LDC.

The Owner, its successors or assigns, shall submit for a Clearing & Grading Plan ("CGCP") application for these areas to be accompanied by a plan of the area overlaid onto an aerial illustrating the areas of fill, haul roads, erosion control and necessary monitoring. If the subject area includes impacts to wetlands, the associated mitigation area must also be made known.

Prior to commencement of any construction adjacent to a conserved wetland, the contractor shall be required to install silt fencing on the landward edge of the undisturbed upland buffer or landward of the undisturbed upland buffer at the physical limits of construction to protect the conserved wetlands.

G.4 Unified Signage Plan

Signs shall adhere to the New Twin Creeks Unified Signage Plan and depicted on each incremental MDP. Any architectural guidelines and standards or covenants, conditions and restrictions regarding signage for the New Twin Creeks PUD shall be administered by the Owner and/or a Community Development District ("CDD") or Property Owners Association ("POA").

G.4.1 General

- a) Every effort has been made to comply with the LDC and unless specified herein, New Twin Creeks signage shall conform to LDC requirements as defined on the date of this MDP's approval. Each incremental MDP shall illustrate the general location of permanent project signage. The following signage standards apply to all property within the New Twin Creeks PUD. Supplemental, specialized standards for the Activity Center are described within Section G.3.3 of this MDP to address the unique characteristics of that area.
- b) Signage located within the New Twin Creeks PUD shall be considered "on-premise" relative to Article XII of the LDC where the sign content is relevant to development within the New Twin Creeks PUD. No signage shall be permitted to describe development outside of the New Twin Creeks PUD.
- c) No sign shall be erected that will interfere with clear and free visibility from any intersection or other public right-of-way or that will be confused in shape, color, or pattern with any authorized traffic sign, signal, or device.
- d) Signs shall not be erected that will interfere with existing or planned stormwater drainage systems, along with existing or planned utilities. Utility sleeves shall be installed as necessary under monument signs to accommodate future utility changes.
- e) Signs within the New Twin Creeks PUD may be single-sided or multi-sided. The maximum Advertising Display Area ("ADA") for multi-sided signs shall be determined separately for each sign face and not cumulatively.
- f) All signage setbacks are measured from the property line/right-of-way line to the base of the sign.
- g) Signs within the New Twin Creeks PUD over eight (8) feet in height and greater than sixty-four (64) square feet in ADA may be illuminated using internal lights, external lights, up-lights, or back-lights.

G.4.2 Signs Permissible Throughout New Twin Creeks

The following definitions describe permissible sign types, the maximum number allowed, setbacks, and maximum ADA.

- a) **Project Identification Signage.** Structures depicting the name and/or the logo for the New Twin Creeks PUD may be allowed at the PUD's major access points along C.R. 210. These features serve as the primary identifiers of New Twin Creeks. They may constitute a tower building, flanking walls, or a monument, along with appropriate landscaping and water features, which gives them visual importance not shared by simply placing a sign in front of the development. The Project Identification Signage may not exceed thirty-five (35) feet in height, excluding decorative finials, and may have up to two-hundred (200) square feet of ADA per sign face. These signs shall be located outside of future C.R. 210 right-of-way and situated so as not to interfere with driver/pedestrian line of sight. These signs may be allowable via right-of-way permits issued through the St. Johns County Engineer's Office. Any or all entry features including landscape shall not impact any water and sewer utility infrastructure in terms of operability and maintenance. The developer shall provide a minimum seven and one-half (7.5) feet separation distance from such structures with proposed water and sewer mains.

Project Identification Signage may flank roads such that walls, tower(s), signage would be installed on both sides of major access points. The maximum ADA would apply to each sign face.

- b) **Commercial Ground Sign.** Pole, double post, monument, and similar type of signs that denote the name of the business, amenity, or use and include street address. These signs shall be located near the business or use's access drive(s). All such street address numbers shall be visible and legible from the street or road right-of-way. Such numbers shall be a minimum of three (3) inches in height and one and one-half (1½) inches in width. Street address numbers shall be excluded from the calculation of ADA. Adjacent on-premises ground signs shall be separated by a distance at least equal to the width of the two signs added together.
1. Commercial uses with less than one hundred (100) feet of street frontage may have one (1) Commercial Ground Sign no more than twenty-five (25) feet in height with a maximum ADA of one hundred fifty (150) square feet.
 2. Commercial uses with between one hundred (100) and two hundred (200) feet of street frontage may have two (2) Commercial Ground Signs no more than twenty-five (25) feet in height with a maximum ADA of one hundred fifty (150) square feet each.
 3. Commercial uses with between two hundred (200) and five hundred (500) feet of street frontage may have three (3) Commercial Ground Signs no more than twenty-five (25) feet in height. One shall be limited to a maximum ADA of 100 square feet and the other two may have a maximum ADA of one hundred fifty (150) square feet each.
 4. Commercial uses with more than five hundred (500) feet of street frontage may have four (4) Commercial Ground Signs no more than twenty-five (25) feet in height with a maximum ADA of one hundred fifty (150) square feet.
- c) **Commercial Building Sign.** Fascia, marquee, canopy, roof, wall and similar sign structures that denote the name of the business or use. If no ground sign exists for the building or use on-premises, then this sign must contain the street address. There is no limit to the number of Commercial Building Signs in New Twin Creeks PUD. These signs shall not be more than the height of the building with a maximum ADA of 1.5 per linear foot of building frontage (maximum one hundred fifty (150) square feet per sign, two hundred (200) square feet per business).
- d) **Residential Community Sign.** These monument signs shall denote the name of the residential community or neighborhood and may include the name of the developer (e.g., "A Falcon Community") or the property management company. They may be located at individual entrances to communities or neighborhoods as well as the various community amenities. These signs may be one or two-sided with duplicate facing faces. They may be incorporated into a wall, fence or other structure, but must meet LDC requirements for intersection lines of sight. They may be lighted or externally illuminated, shall be landscaped and may include water features. Each residential neighborhood may have a Residential Community Sign at each entry/egress point to their respective community that is no more than fifteen (15) feet in height with a maximum ADA of thirty-two (32) square feet each.
- e) **Multiple-Family Complex Sign.** Monument sign that denotes the name of the multiple-family complex and may include the name of the developer (e.g., "A Falcon Community") or the property management company. May be incorporated into a wall, fence or other structure, but must meet LDC requirements for intersection lines of sight. These signs may be located within a median provided such tract is not a part of public right-of-way. They may be lighted or externally illuminated, shall be landscaped and may include water features. Each multiple-family complex may have a Multiple-Family Complex Sign at each entry/egress point to their respective community that is no more than fifteen (15) feet in height with a maximum ADA of sixty (60) square feet each.

- f) **Private Directional Sign.** Each non-residential use shall be allowed a private directional sign at each access drive. Such signage shall depict the name and location of a business or use with arrows. Additional directional signage may be allowed within vehicular use areas to direct motorists and pedestrians to the location of individual entrances, parking and loading areas, and similar traffic flow patterns. These signs cannot be located within the right-of-way. There is no limit to the number of private directional signs in New Twin Creeks. The maximum ADA shall be three (3) square feet and the maximum height shall be three (3) feet.
- g) **Way-finding Signs.** Both permanent and temporary signs that direct auto and pedestrian traffic within the New Twin Creeks PUD. These monument and pedestal signs will serve to help pedestrian and vehicles navigate the PUD safely and effectively. These signs are not associated with a particular parcel, amenity or lot, but rather direct people to locations of several such uses. These signs are supplemental to, and not inclusive of, any and all public signs identified in LDC Article VII. Way finding Signs may be located in the right-of-way according to the provisions in Section G.3.1 of this Master Development Plan Text. Way finding Signs shall be setback at least four (4) feet from the back of any street curb and four (4) feet from any property line in residential districts, and shall not hinder safe automobile or pedestrian visibility. There is no limit to the number of Way finding Signs within New Twin Creeks PUD. Individual signs must be separated by at least four hundred (400) linear feet. The maximum ADA shall be twenty-five (25) square feet and the maximum height shall be five (5) feet. Temporary Way finding Signs shall have the same provisions as permanent signs but must be removed at owner's expense within 30 days of completion of construction of permanent Way-finding Signs.
- h) **Parcel Construction Signs.** Temporary signs that denote the owner, architect, contractor name, lot number, financial institution, general contractor, subcontractors for a parcel. One primary sign and one smaller secondary sign may be displayed for each development parcel. The signs shall not be installed sooner than thirty (30) days prior to construction and shall be removed within thirty (30) days after completion of the project. These signs shall be set back at least twenty-five (25) feet from the intersection of road rights-of-way. The primary signs may not exceed twenty-five (25) feet in height and may have up to thirty-two (32) square feet of ADA. The secondary signs may not exceed thirty-five (35) feet in height and may have up to twenty-five (25) square feet of ADA. These signs shall be located outside rights-of-way and situated so as not to interfere with driver/pedestrian line of sight.
- i) **Community Real Estate Sign.** Temporary signs located along C.R. 210, the 90-degree turn of former C.R. 210, and at the entry/egress point(s) of residential developments under construction and/or which have units for sale, rent or lease. These signs shall display the name of the community, price range (e.g. "Homes starting at the low \$180's"), name of the builder, and appropriate contact information (e.g. name, phone, office location). The signs shall be removed within ten (10) days of all of the lots or units being sold. Each new residential community may have a Community Real Estate Sign along C.R. 210, the 90-degree turn of former C.R. 210, and at each entry/egress point to their respective community. Community Real Estate Signs shall not exceed ten (10) feet in height with a maximum ADA of sixty-four (64) square feet each. These signs shall be located outside rights-of-way and situated so as not to interfere with driver/pedestrian line of sight.
- j) **Non-Residential Real Estate Sign.** Temporary pole, double post, or monument signs with copy on one or both sides located at the entry/egress point(s) of non-residential developments under construction and/or which have space for sale, rent or lease. These signs shall display the name of the project, price range, space remaining, name of the builder, and appropriate contact information (e.g. name, phone, office location). Each new non-residential project may have a Non-Residential Real Estate Sign at each entry/egress

point to their respective community that is no more than ten (10) feet in height with a maximum ADA of sixty-four (64) square feet each. These signs shall be located outside rights-of-way and situated so as not to interfere with driver/pedestrian line of sight.

- k) **Residential Real Estate Sign.** Temporary pole, double post, or monument signs with copy on one or both sides for each street frontage of the parcel of property/unit offered for sale, lease or rent. Signs shall be located on the lot for sale and only one sign per lot is permitted. The signs must be removed within thirty (30) days of closing of a contract on the property. Each lot may have a Residential Real Estate Sign at each entry/egress point to their respective community that is no more than ten (10) feet in height with a maximum ADA of six (6) square feet each.
- l) "Open House" signs, banners, seasonal or holiday signs, memorial signs, and any other temporary sign not listed herein shall conform to the standards established in Part 7.02.02 of the LDC. The location of any Open House signs shall maintain fifteen (15) feet from any side lot line and five (5) feet from the front lot line.

G.4.3 Signs Permissible Only In Activity Center

The New Twin Creeks PUD includes provisions for a centrally located, mixed-use Activity Center. Due to its urban configuration and character as well as its pedestrian orientation, the Activity Center deserves specialized signage standards.

The Activity Center shall contain many attributes of traditional, mixed-use districts commonly found at the heart of towns and cities worldwide and built to a pedestrian scale. Common attributes of the Activity Center may include buildings with little or no setback from property lines; commercial, office, and residential uses within the same block or building; vertically oriented buildings; narrow streets with alleyways and on-street parking; wide sidewalks; regularly spaced street trees; decorative street lights; and building features such as arcades, awnings and balconies that project over or into the right-of-way. Signage within the Activity Center needs to respond to those urban characteristics, resulting in signage diversity that not only meets the needs of local users and inhabitants, but also contributes significantly to the visual character of the Activity Center. Spacing requirements for signs are waived within the Activity Center.

Signage within the Activity Center may be illuminated using neon lights, exposed bulb lights, and other sign lighting techniques typical of an urban district. Signs within this district shall require shielding from residential property.

The following requirements for signage within the Activity Center are intended to allow for the diversity, recognizing that attribute as a significant, contributing feature of a successful town center. The provisions in this Section are in addition to the other provisions established in this Plan. Signage within the Activity Center is subject to the following requirements:

- a) **Ground Signs.** Ground Signs shall not require a setback from the right-of-way. Signs may project into the triangle described in LDC Section 7.02.07 provided the sign does not block, obstruct, or interfere with vehicular vision. Where space does not permit Ground Signs to be located on individual parcels, one (1) Ground Sign shall be permitted for each building or business and may be located in the right-of-way subject to approval of a right-of-way permit issued through the St. Johns County Engineer's Office. Ground Signs located in the right-of-way must be mounted on structures that do not exceed two (2) feet in diameter up to a vertical height of eight (8) feet as measured from the ground plane at the base of the sign. The maximum ADA shall be one hundred (100) square feet. The maximum height for Ground Signs shall not exceed sixty (60) feet.

- b) **Grouped Ground Sign.** In addition to the Ground Signs permitted under Section G.3.2 of this Plan, sign owners are permitted one (1) sign as part of a Grouped Ground Sign used to collectively display more than one Ground Sign on a single monument type structure. The maximum ADA for Grouped Ground Signs shall not exceed three hundred (300) square feet. Grouped Ground Signs shall not exceed sixty (60) feet in height.
- c) **Building Signs.** Building Signs include fascia, marquee, hanging, canopy, Building, and wall types. Each business is allowed up to a maximum of two hundred (200) square feet of ADA.
- d) **Hanging Signs.** Affixed to building facades, such as awning signs and marquees, may project into the right-of-way subject to approval of a right-of-way permit issued through the St. Johns County Engineer's Office. Hanging signs may not project into or over roadways, alleys, or driveways nor interfere with vehicular traffic or pedestrian traffic. Hanging signs must provide at least eight (8) feet vertical clearance from the surface underneath. Hanging signs are to be included as part of the building's overall permissible ADA.
- e) **Window Signs.** Window Signs include both permanent and temporary types and neither shall obscure more than forty (40) percent of the glass to which it is affixed as viewed from the right-of-way.
- f) **Construction Signs.** Real Estate Signs located within the Activity Center and Village Centers shall not have a minimum setback requirement.
- g) **Information Kiosks.** Permitted on public sidewalks but shall provide a minimum horizontal clearance of five (5) feet for pedestrian traffic and shall maintain adequate visibility for pedestrians and motorists. Information Kiosk signs shall not exceed eight (8) feet in height. Information Kiosks may have multiple panels with no single panel exceeding thirty (30) square feet of ADA.

G.5 Off-Street Parking Requirements

The number of off-street parking spaces shall comply with the LDC standards, except that the apartment complex proposed to be constructed on the Apartment Parcel, described in **Exhibit "A"**, shall provide a minimum of 1.75 parking spaces per apartment unit. See Section T for waiver. The Apartment Parcel is located adjacent to the Activity Center, which will allow residents to walk to adjacent commercial and office venues. The access drive into the Apartment Parcel will be gated, which will prohibit visitors and employees within the Activity Center commercial and office parcels from parking within the Apartment Parcel. The Apartment Parcel will contain a maximum of 350 multi-family units, and no more than fifteen (15) percent of those units will contain three (3) or more bedrooms. All standard parking spaces (all those except handicap accessible and compact spaces) shall be a minimum of nine (9) feet in width with a stall depth of seventeen and one-half (17.5) feet. Tandem parking shall be allowed on all residential drives leading to garage parking.

Compact spaces shall be permitted in low turnover parking areas such as employee lots and residential parking sites. Compact spaces shall not exceed thirty (30) percent of the total required spaces and shall be clearly differentiated from standard spaces. Compact spaces shall be a minimum of eight (8) feet in width with stall depths a minimum of sixteen (16) feet. Compact spaces shall be considered only for ninety (90) degree layout.

Required off-street parking for non-residential uses shall be calculated based upon the square footage of completely enclosed buildings which are buildings separated on all sides from adjacent open space, or from one another, by a permanent roof by exterior walls or party walls, and pierced only by windows and normal entrance or exit doors. Outside sales and display areas are not to be included in the calculations for off-street parking.

Parking for Hotels and Hotel Cottages shall be in accordance with LDC Section 6.05.02.E, Table 6.17, requiring one space for each sleeping room. Additional spaces necessary for Accessory Uses such as restaurants shall be provided in accordance the applicable provisions of the Code.

G.6 Parking in Activity Center, Commercial, Office and Other Areas

On-street Parking. On-street parking may be used to satisfy minimum parking requirements within Activity Center, Commercial/Retail, Office, Community Park, Recreational and Civic areas, as depicted on the MDP Map; provided that such on-street parking will not be permitted along collector roads within these areas. On-street parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience including, but not limited to, parallel and angle parking. On-street parking will be designated and designed with sufficient clearance for fire apparatus travel.

On-street parallel parking spaces shall have a minimum clear zone width of two (2) feet between the edge of pavement or travel way and the edge of the parking space. On-street parallel parking spaces should be a minimum of nine (9) feet in width with a depth of twenty-four (24) feet. On-street parking is an accessory convenience and not the exclusive location for parking. All customary uses and regulations of rights-of-way shall be allowed to continue. All on-street parking areas may have a lower speed limit, as approved by St. Johns County.

Aisle width may be decreased by two (2) feet for one-sided parking modules where four (4) feet of clear, unobstructed area is provided adjacent to the parking aisle opposite the parking spaces.

Offsite parking. Offsite parking in the form of public lots, parking garages, and on-street parking may be used to satisfy all or part of the minimum parking requirements. On-street parking and offsite parking shall be within six hundred (600) feet of a use to satisfy minimum parking requirements. Such offsite parking shall be assigned to uses by the Applicant, its successors or assigns on an equitable basis. Parking areas to satisfy these offsite parking requirements must be constructed by the developer prior to or concurrently with the time that such uses are constructed. All offsite parking is to conform to all current accessibility requirements. Accessibility route to offsite parking must satisfy surface slope, passing, and distance requirements.

Shared parking. Shared parking agreements, in the form of recorded reciprocal agreements acceptable to the office of the St. Johns County Attorney, may be allowed to meet minimum parking requirements, if the Applicant, its successors or assigns can demonstrate the compatibility of shared uses by determining the spaces are unlikely to be used at the same time of day.

Bicycle parking. Bicycle parking facilities shall be provided for all non-residential and multi-family buildings including recreational facilities. Adjacent uses may collocate and share bicycle parking structures. Bicycle parking shall conform to standards of LDC Section 6.05.02(M). Bike racks shall be placed at all schools, recreation facilities, shopping centers, and multi-family sites to facilitate the bicycle mode of travel. A five (5) foot sidewalk shall be provided adjacent to schools and parks.

G.7 On-Street Parking in Residential and Flex Industrial Areas

On-Street Parking. On-street parking may be used to satisfy minimum parking requirements within Residential and Flex Industrial areas, as depicted on the MDP Map, subject to County approval during construction plan review. On-street parking may be allowed on local and neighborhood streets but not on collector roads. On-street parking will be designated and designed with sufficient clearance for fire apparatus travel.

On-street parallel parking spaces shall have a minimum clear zone width of two (2) feet between the edge of pavement or travel way and the edge of the parking space. On-street parallel parking spaces should be a minimum of nine (9) feet in width with a depth of twenty-four (24) feet. On-street parking is an accessory convenience and not the exclusive location for parking. All customary uses and regulations of rights-of-way shall be allowed to continue. All on-street parking areas may have a lower speed limit, as approved by St. Johns County.

Aisle width may be decreased by two (2) feet for one-sided parking modules where four (4) feet of clear, unobstructed area is provided adjacent to the parking aisle opposite the parking spaces.

G.8 Fencing and Flags

The Owner, its successors or assigns, at its option, may erect fences up to eight (8) feet high along all or parts of the perimeter of the Subject Property except for conservation areas that are part of the wildlife corridor and/or the PUD's ten (10) foot perimeter buffer. This fence may be considered part of the perimeter screening in accordance with the LDC. Fence placement may be erected along property lines, but not within any upland buffer required by LDC Section 6.2. Masonry walls or masonry fences shall not be located within drainage or underground utility easements. Individual lot owners may erect fences but not within any upland buffer required by LDC Section 6.2. Maximum allowable residential fence height shall be six (6) feet; in commercial areas a maximum of fifteen (15) feet; and in industrial areas shall be twenty (20) feet. Entry wall feature height may not exceed the maximum allowable height by more than thirty (30) percent.

A maximum of three (3) permanent flags may be flown per business site, office site, and multi-family site. The maximum distance from top to bottom of all flags situated on a single flag pole shall be twenty (20) percent of the total height of the flag pole. For flags situated without a flag pole, the maximum distance from top to bottom of all flags shall be twenty (20) percent of the distance from the top of the flag or insignia to the ground. The American flag when flown shall be the largest flag when flown beside other flags. The State of Florida flag shall be that second largest flag beside the American flag and larger than any other flag flown in a group. Business logo flags shall be the smallest flag when flown with the American flag, the State of Florida flag, or both. The height of a flag pole shall not exceed thirty-five (35) feet.

Section H

INFRASTRUCTURE

All infrastructure will meet the requirements of the LDC in effect as of the date of the MDP approval except for any requirements that have been waived for New Twin Creeks in Section T.

H.1 Drainage

The stormwater management system shall meet the requirements of St. Johns County and the SJRWMD and shall be in compliance with the applicable permits. The stormwater management system shall be owned and maintained by a POA or CDD. The stormwater ponds will be as generally depicted on **Exhibit "C"**, the MDP Map or an incremental MDP. No permanent structure shall be allowed within any public or private drainage or underground utility easements except for stormwater facilities, as needed. The stormwater ponds may be designed as amenities and may have pedestrian bridges and fountains. Native vegetation including grasses, tree and understory plantings may be installed on portions of pond banks which can provide for wildlife habitat. Existing, modified, and newly constructed drainage ditches may be located and outfall within the Conservation Area depicted on **Exhibit "C"**, the MDP Map subject to the

requisite permits from the SJRWMD and/or U.S. Army Corps of Engineers, as applicable. The development of New Twin Creeks PUD shall adhere to all FEMA and County regulations related to flood zones.

Roadway piped storm drainage shall be based on the five (5) year frequency storm event. Cross drains (under roadways) and open channel systems shall be based on five (5), ten (10), and twenty-five (25) year storm events.

The drainage and surface water management system will be designed using multiple discharge points in order to minimize the intensity and volume of discharge from any single point, thereby reducing the potential for flooding and erosion. All drainage improvements will be designed so that the rate of stormwater which flows into the off-site creeks and tributary wetland systems is equal to or reduced from the pre-development conditions. Each stormwater management facility will be designed and established so that the adjacent wetland systems are not adversely affected. It is anticipated that wet detention systems will be the primary method of stormwater treatment and attenuation. On-site wetlands may be used for final stage attenuation. Stormwater from the adjacent land owned by Heartwood 23, LLC shall be permitted to drain to wetlands within the Subject Property, provided such drainage is done pursuant to SJRWMD permits and within recorded drainage easements. Stormwater retention for the project's schools may occur off-site on adjacent lands. Stormwater ponds that discharge off-site and all stormwater ponds that receive runoff from industrial land uses shall be equipped with oil and grease skimmers and maintained on a regular and frequent basis to ensure they function properly.

The proposed drainage systems will consist of sodded swales, curb and gutter streets, storm inlets and sewers, and retention-detention lakes. The storm sewer systems will be designed by the rational method for a 5-year storm event in accordance with St. Johns County criteria. The retention-detention lakes will be designed in accordance with the SJRWMD and St. Johns County criteria and regulations. At locations where the retention-detention lakes discharge into a Florida Department of Transportation (FDOT) road right-of-way or drainage facility, the design of the lakes and drainage outfall structures will be verified to also comply with the FDOT Drainage Manual during County review of associated construction plans.

H.2 Roads

In accordance with the approved Amended and Restated Development Order (Resolution No. 2014-157) and Mediated Settlement Agreement between the County and the Developer adopted by the Board of County Commissioners on April 7, 2015 (the "Mediated Settlement Agreement"), the Developer is responsible for reconstructing County Road 210 (C.R. 210) from two lanes to four lanes with curb and gutter, sidewalks on both sides and traffic signals with full pedestrian features when warranted. The widening will begin near C.E. Wilson Road where the current four-lane section of C.R. 210 ends and extend easterly approximately two miles to the signalized intersection with Valley Ridge Boulevard (just west of the FEC and US 1 overpass). Prior to approval of the first final plat for residential uses and/or building permit for non-residential uses within Phase 3, the Developer is responsible for widening that portion of C.R. 210 within the PUD's boundary from four lanes to six lanes.

Access to the project shall be from C.R. 210. The road systems shall be designed in accordance with the Amended and Restated Development Order and corresponding Mediated Settlement Agreement. The road locations shown on **Exhibit "C"**, the MDP Map are conceptual and subject to change on the construction plans, and in accordance with LDC Section 5.03.05. Site access improvements will be constructed at all project entrances in accordance with the St. Johns County Land Development Code. This shall include turn lanes and signalization where warranted. The Owner, its successors or assigns, will pay for the cost of signal warrant studies, design, materials, and installation of traffic signals at project intersections on C.R. 210, when warranted.

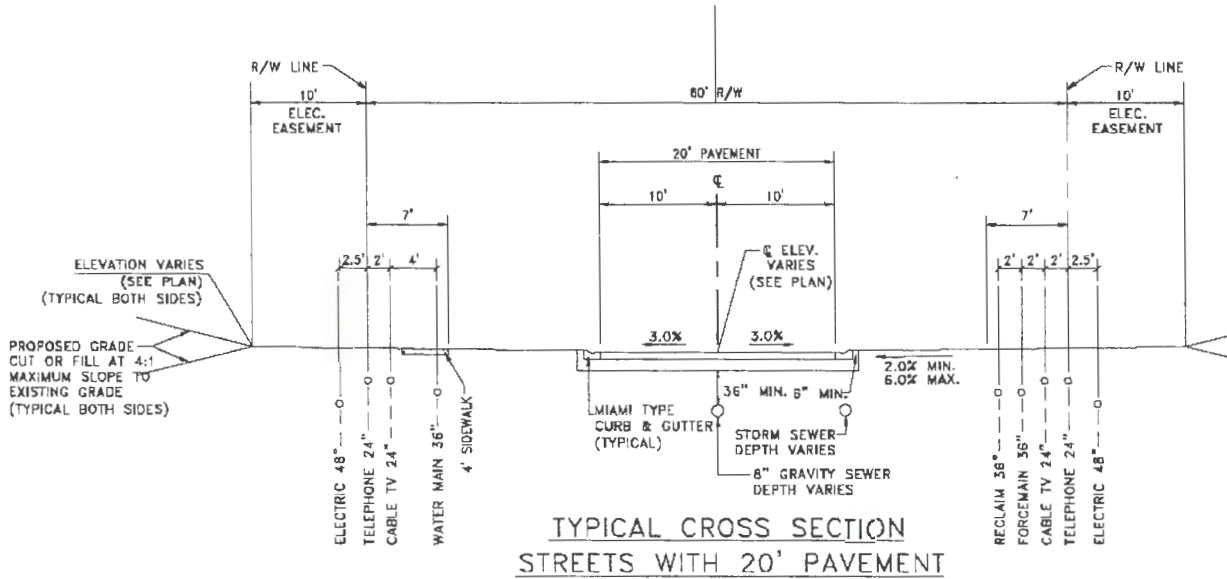
Neighborhood streets, including collectors, may use traffic calming design standards to include, but not be limited to, the installation of traffic circles, narrow travel lanes, the installation of sidewalks, and street trees.

On-street parallel parking spaces shall be a minimum nine (9) feet wide with a two (2) foot wide clear zone between the edge of the travel lane and the parking space. Housing shall have direct access to sidewalks and shall be oriented to parks and public spaces where applicable.

Traffic circulation and street layout shall conform generally to the MDP Map, Exhibit "C". Streets will be constructed to St. Johns County standards or as otherwise noted in this MDP, and will then be dedicated to the County, subject to Board of County Commission acceptance, or retained in private ownership by the CDD/POA.

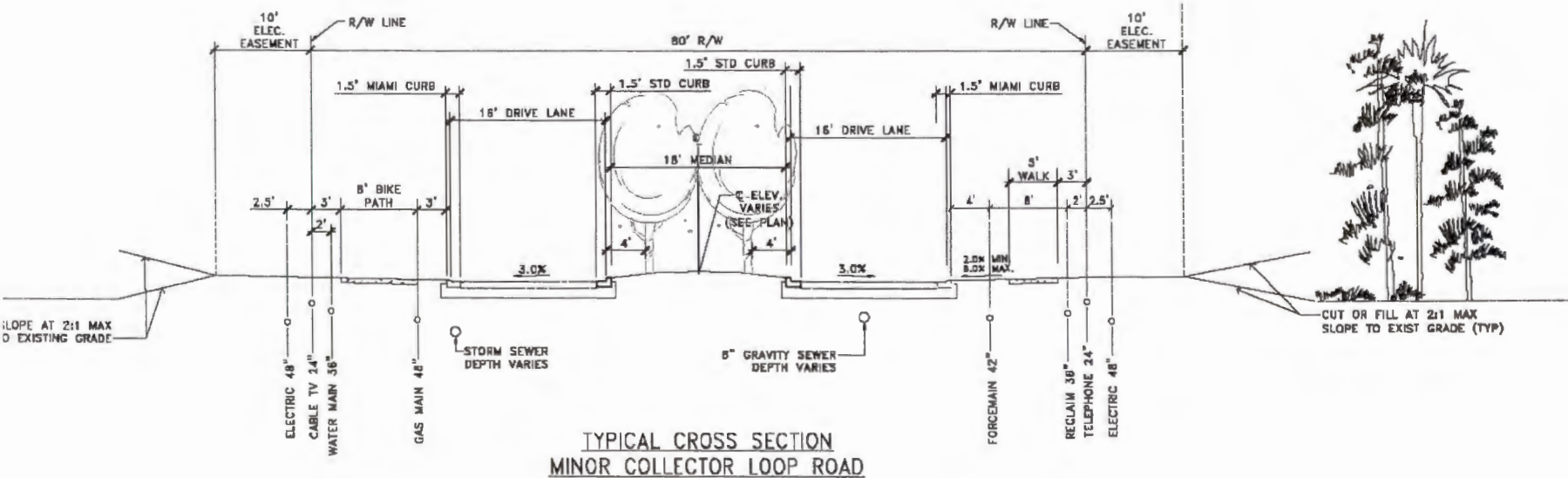
Two (2) roads will provide the primary access to New Twin Creeks PUD. These roads connect the various development parcels to each other and disburse traffic through multiple connections and allowing internal circulation with links to the regional transportation network. Until total completion of the roads, temporary cul-de-sacs or T-intersections are to be provided, which will have a minimum pavement radius of forty (40) feet with the pavement design for the cul-de-sac bulb consistent with the roadway. Access points will be designed in accordance with the access management standards defined for each roadway in the LDC. No road within New Twin Creeks PUD shall be longer than eighteen hundred (1,800) feet without having an area turnaround within it. A minimum fifteen-foot (15') wide landscaped buffer shall be provided on both sides of the Southern Spine and Northern Loop Road. This buffer may include undisturbed or restored wetlands. Hiking/biking trails and paths, stormwater ponds, and underground utilities with access may be allowed within this buffer.

Within multi-family (apartment, townhome) development, fifty (50) foot rights-of-way may exist between buildings. Where required, utility easements will be provided outside the right-of-way within easements. Alleyways will have an eight (8) foot wide easement dedicated for access and utilities. St. Johns County roadway classifications such as collector, arterial, etc. will be shown on each incremental MDP.



MINIMUM CRITERIA

- 5' CLEAR FROM TREE TO W.M. AND F.M.
- 5' CLEAR FROM TREE TO CABLE, TV, PHONE, ELECT ETC. (SERVICES IN CONDUIT)
- 2.5' MIN. BETWEEN CABLE, TV, PHONE, ELECT
- 24" BETWEEN SHRUB AND ANY UTILITY - HORIZONTAL OR VERTICAL
- FOR LOCAL ROADS, SIDEWALKS TO BE INSTALLED ON ONE SIDE OF THE ROAD AT A MINIMUM.
- WHERE TREES, WHICH ACHIEVE GREATER THAN 15' MATURE SPREAD, ROOT CONTROL MECHANISMS SHALL BE INSTALLED BETWEEN PRESSURIZED UTILITY LINES AND ROOTBALL, PER MANUFACTURERS DIRECTIONS.
- WHERE UNDERDRAIN IS NECESSARY, ALLOWABLE STREET TREE SPECIES SHOULD BE ONLY THOSE WHICH HAVE SHALLOW ROOT SYSTEMS.
- NO TREES ARE TO BE PLANTED NEAR STORM DRAINS UNTIL INSPECTORS HAVE CLEARED THE SYSTEM AND SIGNED OFF ON THEM.
- NO STREET TREE TO BE PLANTED OVER STORM DRAINS.
- LANDSCAPE IN INTERSECTION WILL MEET SIGHT DISTANCE REQUIREMENTS IN FDOT GREENBOOK.
- STREET LIGHTING WILL BE INSTALLED WITHIN TREE CORRIDOR
- TREE PLANTING WILL COMPLY WITH ST. JOHNS COUNTY LINE OF SIGHT AND UTILITY REQUIREMENTS. CONSTRUCTION PLANS SHALL REFLECT COMPLIANCE.
- MINIMUM HORIZONTAL CLEARANCE BETWEEN BACK OF CURB AND OUTSIDE SURFACE OF TREE TRUNK SHALL NOT BE LESS THAN FOUR (4) FEET AT TREE MATURITY.



TYPICAL CROSS SECTION
 MINOR COLLECTOR LOOP ROAD

MINIMUM CRITERIA

- 8' CLEAR FROM TREE TO W.M. REUSE AND F.M.
- 5' CLEAR FROM TREE TO CABLE, TV, PHONE, ELECT ETC. (SERVICES IN CONDUIT)
- 2.5' MIN. BETWEEN CABLE, TV, PHONE, ELECT
- 24" BETWEEN SHRUB AND ANY UTILITY - HORIZONTAL OR VERTICAL
- UTILITY LINE LOCATIONS ARE APPROXIMATE. FINAL LOCATION SUBJECT TO APPROVAL OF CONSTRUCTION PLANS.
- WHERE TREES, WHICH ACHIEVE GREATER THAN 15' MATURE SPREAD, ROOT CONTROL MECHANISMS SHALL BE INSTALLED BETWEEN PRESSURIZED UTILITY LINES AND ROOTBALL PER MANUFACTURERS DIRECTIONS.
- WHERE UNDERDRAIN IS NECESSARY, ALLOWABLE STREET TREE SPECIES SHOULD BE ONLY THOSE WHICH HAVE SHALLOW ROOT SYSTEMS.
- NO TREES ARE TO BE PLANTED NEAR STORM DRAINS UNTIL INSPECTORS HAVE CLEARED THE SYSTEM AND SIGNED OFF ON THEM.
- NO STREET TREE TO BE PLANTED OVER STORM DRAINS.
- LANDSCAPE IN INTERSECTION WILL MEET SIGHT DISTANCE REQUIREMENTS IN FDOT GREENBOOK.
- STREET LIGHTING WILL BE INSTALLED WITHIN TREE COORDBOR.
- TREE PLANTING WILL COMPLY WITH ST. JOHNS COUNTY LINE OF SIGHT AND UTILITY REQUIREMENTS.
- CONSTRUCTION PLANS SHALL REFLECT COMPLIANCE.
- MINIMUM HORIZONTAL CLEARANCE BETWEEN BACK OF CURB AND OUTSIDE SURFACE OF TREE TRUNK SHALL NOT BE LESS THAN FOUR (4) FEET AT TREE MATURITY.

H.2.1 Use of Medians

Landscaped medians shall be allowed within roadways and may serve as common passive community spaces provided the medians are outside of the right-of-way; are identified as a separate tract or parcel; are at least forty (40) feet in width, and include safety features such as signage, appropriate speed limits, crossings designations and location as may be required by St. Johns County. The right-of-way pavement on each side of a median shall have at least fourteen (14) feet of pavement and shall be designated for one-way traffic.

H.2.2 Traffic Calming

Techniques such as horizontal deflections, road narrowing, pavers, central islands, entry or gateway treatments, roundabouts, textured pavement, and other similar treatments are encouraged in appropriate locations subject to approval by St. Johns County. Roundabouts and/or traffic circles shall be allowed and encouraged as an alternative to signalization. All roundabouts shall conform to U.S. Department of Transportation Federal Highway Administration Publication No. FHWA-RD-00-067 standards and criteria. Any deviations may be approved by St. Johns County.

H.2.3 Alleys

Rear alleys, partial alleys, or another form of vehicular access to the rear of properties shall be allowed in all areas of New Twin Creeks PUD provided the Owner, its successors or assigns, demonstrates adequate vehicular compatibility for on-site parking and turning movements. Where applicable, final construction plans to be approved by St. Johns County shall demonstrate adequate access for garbage trucks, maintenance trucks, moving vans, service and utility vehicles, and emergency vehicles. Specific alley design standards will be developed in conjunction with the corresponding incremental MDP that incorporates alleys, including maximum lengths, number of units or square footage, units served, intersection design, drainage design, etc. Such alleys that provide the main point of access to homes and garages may be located in the rear of the lot adjacent to the alley.

The right-of-way or easement width for alleys within the community shall be a minimum of twenty (20) feet. The minimum pavement width for alleys shall be sixteen (16) feet and alleys may be constructed with flat ribbon curb or mountable curb. Water and sanitary sewer utilities may be located in alleys, subject to construction plan approval, and dedicated to St. Johns County.

Sidewalks shall not be required in alleys. Utilities may be located in alleys rather than fronting rights-of-way.

H.2.4 Interconnectivity

New Twin Creeks PUD is appropriately interconnected to surrounding properties via C.R. 210. Aside from the portions of the Twin Creeks DRI not subject to this MDP, connectivity to adjacent properties is not possible as Durbin Creek borders the entire northern boundary of the Subject Property; U.S. Highway 1 borders the entire eastern boundary of the Subject Property; the Twelve Mile Swamp Wildlife Management Area borders the entire southern boundary of the Subject Property and the Subject Property's western boundary is predominantly made up of conservation land that are integral to the creation of a viable wildlife corridor linking Durbin Creek to Sampson Creek and the Twelve Mile Swamp Wildlife Management Area. Interconnectivity with adjacent land owned by Heartwood 23, LLC shall be provided via existing, recorded access easements in the locations depicted on **Exhibit "C"**, the MDP Map.

Adjacent Commercial or Office properties and major traffic generators (e.g., shopping plazas, office parks) shall provide a cross-access drive and a pedestrian access to allow circulation between commercial sites unless security, traffic safety or environmental considerations would make the connections impractical. This requirement shall also apply to a building site that abuts an existing developed property. Unless determined to be impractical because of the considerations listed above, commercial property owners shall:

1. Record an easement allowing cross access to and from the adjacent properties.
2. Record a joint maintenance agreement defining maintenance responsibilities of property owners that share the joint use driveway and cross access system.

H.2.5 Sidewalks

A five (5) foot wide sidewalk will be constructed on each side (development frontage) of the portion of C.R. 210 that is not being widened (from the overpass to US 1) as required by LDC Section 6.04.07.H.

Sidewalk locations depend on the roadway classification. Minor collectors shall have a minimum five (5) foot sidewalk on both sides of the street. Local roads shall have minimum four (4) foot sidewalks on at least one side of the street. Sidewalks shall not be required for cul-de-sacs with less than five (5) residential dwelling units. Sidewalks shall not be constructed until the final roadway location is in place, no temporary sidewalks shall be built. No sidewalks shall be required in alleys. School sites shall be accessible by bike paths, sidewalks, and multi-purpose pathways in an effort to foster non-vehicular connectivity to the surrounding neighborhoods.

Internal sidewalks will provide interconnectivity between the homes and the community amenities. Bicycle racks will be provided at the recreation areas, including the community amenity center and in neighborhood parks.

Sidewalks may meander within the rights-of-way and may cross into adjacent parcels, provided (i) the configuration has County approval, and (ii) an acceptable easement is recorded or dedicated by plat. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction adopted pursuant to the current Florida Statutes and based on the current ADA Standards for Accessible Design.

H.3 Recreation and Open Space

New Twin Creeks PUD will have two (2) types of parks: neighborhood parks and community parks. Neighborhood parks may be owned and operated by the Owner, its successors or assigns/CDD/POA. Community parks may be owned/maintained by the County or the Owner, its successors or assigns /CDD/POA. All parks will be constructed by the Owner/CDD/POA. Neighborhood parks may include, but not be limited to, tot lots, skateboard parks, swimming pools, ballfields and courts, walking and hiking trails, bridle paths, greenways, parks with picnic areas, primitive camps, golf driving ranges, and accessory concession facilities. The 22-acre community park in the southern area of New Twin Creeks PUD, as depicted on Exhibit "C", the MDP Map, shall be accessible to the general public. Other recreational facilities may or may not be open to the general public. Within any recreational area and open space, land excavation may result in the creation of recreational lakes. No stormwater runoff shall be permitted to enter into any recreational lakes. Boats, canoes, kayaks and observation platforms, boardwalks, and fishing piers shall be permitted on the lakes.

Based on the adopted Amended and Restated Development Order, Resolution No. 2014-157, eighteen (18) acres of neighborhood parks, twenty-seven (27) acres of community parks, and 180 acres of regional open space are required in the New Twin Creeks PUD. Prior to Phase 2, the Owner, its successors or assigns, shall construct four (4) lighted multi-purpose fields within twenty-two (22) acres of the community park in the southern portion of the PUD and then shall dedicate the fields and land to St. Johns County pursuant to Special Condition 29 of the Amended and Restated Development Order. Passive recreation adjacent to the conservation areas may include unpaved trails and paths, equestrian trails, covered shelters and pavilions, picnic areas, environmental interpretive facilities, and trail furniture. The PUD will promote walkability through the incorporation of non-vehicular pathways and including an array of uses within buildings.

Maintenance of recreational equipment for the neighborhood parks shall be the responsibility of an applicable POA or CDD.

All the facilities and elements for each park, open space, recreational area, and/or amenity center or the like, shall meet the requirements of the Florida Accessibility Code for Building Construction adopted pursuant to the current Florida Statutes and based on the current ADA Standards for Accessible Design. Compliance with Recreation Section 234 through 243 and Chapter 10 for recreation facilities shall be met.

H.4 Utilities

Except for those utilities already in place, all utilities within New Twin Creeks PUD shall be underground which includes gas, electric, water, sewer, cable, fiber optics, and telephone lines.

H.5 Solid Waste

Solid waste collection will be provided by St. Johns County through its contractors. New Twin Creeks PUD shall participate in the St. Johns County recycling program.

Section I

WATER/WASTEWATER

JEA will provide utility service north of C.R. 210 and St. Johns County Utilities will provide service south of C.R. 210. The water and sewer needs will be met via the existing twenty-inch (20") and sixteen-inch (16") stub-outs, respectively, located on the west side of the railroad tracks on C.R. 210. The Owner, its successors or assigns, will have to extend water and sewer mains to this location. The existing 1 MGD booster station will meet the water demands and sewer flows will be routed via the existing sixteen-inch (16") main along U.S. Highway 1 to the JEA wastewater treatment plant.

All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department ("SJCUD") to minimize impact to the existing infrastructure or to the existing level of service. Water, sewer, and/or reuse lines that are to be dedicated to the SJCUD for ownership that are not in public right-of-way shall require an easement/restoration agreement. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of seven-and-a-half (7.5) feet away from the centerline of utility pipelines.

At build-out, the project shall require a maximum of 1.644 million gallons per day of potable water and a maximum of 1.047 million gallons per day of non-potable water, for a total maximum demand of 2.691

million gallons per day. The exact locations of the lift station sites are not known at this time and will be shown on the construction plans.

Temporary holding tanks may be used to provide sewer service to construction and marketing trailers until central sewer lines are installed. These temporary tanks shall be limited to five hundred (500) gallons.

Water conservation strategies and low flow plumbing fixtures shall be incorporated into the construction, operation and maintenance phases of development, and shall be included in the covenants and deed restrictions.

Wherever feasible, all areas will be irrigated with reuse (when available), water from stormwater management facilities, and then surficial aquifer wells, generally in that order and subject to applicable regulations of authorized government agencies. The SJRWMD normally limits withdrawal from these ponds to a maximum of two (2) feet below normal water level. Therefore, during periods of prolonged drought, it is possible that water from stormwater management facilities will not be available for use for irrigation. The intent is to construct shallow aquifer irrigation wells that will be interconnected with the irrigation pumps at the stormwater management facilities so that the shallow wells will only be placed into operation when the water level in a pond falls to an elevation of two (2) feet below normal water level. No on-site Floridan Aquifer wells, either existing active or new wells, will be utilized for non-potable uses within the project site.

Section J

SOILS

Based on the Soil Survey of St. Johns County, Florida (October 1983), the Subject Property soils and their corresponding suitability for development are as follows:

Astatula fine sand. Excessively drained, nearly level to sloping soil on knolls and narrow to broad ridges; slopes are complex. Very high potential for community development.

Tavares fine sand. Moderately well drained, nearly level to gently sloping soil on narrow to broad low ridges and knolls; slopes are convex. Very high potential for community development.

Zolfo fine sand. Somewhat poorly drained, nearly level soil on broad landscapes that are slightly higher than adjacent flatwoods. High potential for community development.

Cassia fine sand. Nearly level, somewhat poorly drained soil that occurs on low ridges that are slightly higher than adjacent flatwoods. High potential for community development.

Myakka fine sand. Nearly level, poorly drained soil that occurs in the flatwoods and formed in marine deposits of sandy material. Medium potential for community development.

Immokalee fine sand. Poorly drained, nearly level soil on broad flats and low knolls in the flatwoods. Medium potential for community development.

Pomona fine sand. Poorly drained, nearly level soil in broad areas in the flatwoods. Medium potential for community development.

Smyrna fine sand. Poorly drained, nearly level soil in broad areas in the flatwoods. Medium potential for community development.

St. Johns fine sand. Poorly drained, nearly level soil in broad flatwoods and landscapes adjacent to drainageways. Medium potential for community development.

Pomello fine sand. Moderately well drained, nearly level to gently sloping on long, broad, narrow, slightly higher ridges and knolls in the flatwoods. Medium potential for community development.

Tocoi fine sand. Poorly drained, nearly level soil in broad flatwood areas. Medium potential for community development.

Bakersville muck. Nearly level, very poorly drained soil in depressional areas of the flatwoods. Low potential for community development.

St. Johns fine sand, depressional. Very poorly drained, nearly level soil in depressions in the flatwoods.

Samsula muck. Very poorly drained, in narrow to broad swamps and depressional areas in flatwoods. Very low potential for community development.

Wesconnett fine sand, frequently flooded. Very poorly drained, nearly level soil in narrow to broad, weakly defined drainageways in the flatwoods. Very low potential for community development.

Hontoon muck. Very poorly drained, nearly level organic soil in depressional areas. Very low potential for community development.

Holopaw fine sand, frequently flooded. Very poorly drained, nearly level sandy soil in broad, shallow drainageways. Very low potential for community development.

Terra Ceia muck, frequently flooded. Very poorly drained, nearly level soil on narrow to broad flood plains along rivers and streams. Very low potential for community development.

Section K

SITE HABITAT / VEGETATION

The various Florida Land Use, Covers and Forms Classification System (FLUCFCS) designations for the New Twin Creeks PUD are as follows: Xeric Oak (Sandhill) (421); Coniferous Plantation (441); Coniferous Plantation – Hydric (441H); Sand Pine Plantation (4411); Bay Swamps (611); Streams and Lake Swamps (Bottomland) (615); Mixed Wetland Hardwoods (617); Cypress (621); Wetland Forested Mixed (630); Vegetated Non-Forested Wetlands (640); Wet Prairie (643); Non-Vegetated (650); Borrow Areas (742); and Graded and Drained (8145).

Section L

SIGNIFICANT NATURAL COMMUNITIES HABITAT

During extensive habitat evaluations, there was no Significant Natural Communities Habitat identified on the site. One (1) acre of potential sandhill community will be preserved north of C.R. 210 and the exact location of the preservation will be identified on the incremental MDP Map for development in the vicinity of the site.

Wildlife crossings will be located within New Twin Creeks PUD as illustrated on **Exhibit "C"**, the MDP Map. The crossings shall be partially located landward of the jurisdictional wetland line and above the 100-year flood elevation. The **Type A** Wildlife Crossing shall be a prefabricated and arched concrete structure or a corrugated pipe or a structure of similar design, with a vertical clearance of six (6) feet and a horizontal opening width of sixteen (16) feet. The **Type B** Wildlife Crossings shall be prefabricated and arched concrete structure, corrugated pipe or structures of similar design with a horizontal opening width of six (6)

feet and a vertical clearance of six (6) feet. The **Type C** Wildlife Crossings shall be at-grade crossings with a traffic calming design, posted speed limit signs of not to exceed thirty-five (35) miles per hour and the placement of signs identifying the area as a wildlife crossing. The **Type D** Wildlife Crossing shall be a prefabricated and arched concrete structure, a corrugated pipe or a structure of similar design with a horizontal opening width of three (3) feet and a vertical clearance of three (3) feet.

Additionally, north of C.R. 210, all major wetland crossings connecting residential areas that bisect an area with a width of one hundred (100) feet or greater will have signs identifying the areas as a wildlife crossing conforming to Manual on Uniform Traffic Control Devices requirements. There shall be no more than four (4) such at grade crossings within the portion of New Twin Creeks PUD between C.R. 210 and Durbin Creek. Wildlife crossings are not required to include a wildlife underpass.

Section M

KNOWN OR OBSERVED HISTORIC RESOURCES

A cultural resource survey of the Subject Property was conducted wherein four prehistoric archaeological sites, one historic archaeological site, and four archaeological occurrences were identified. The prehistoric sites and archaeological occurrences are not significant. The one historic site, 8SJ4814, may be related to a late-19th/early 20th century turpentine and general store that is important in the history of Durbin. For this reason, the survey report recommends it as potentially eligible for listing on the National Register of Historic Places (NHRP). This site should either be preserved in place or additional research should be conducted involving historic documents and archaeological excavation to determine if this site is, in fact, eligible for the NHRP. At the time of Incremental MDP submittal for property containing site 8SJ4814, any mitigation/preservation plan that may be required by the findings of the Phase II cultural resource survey shall be submitted to the County as part of the MDP application.

Section N

BUFFERING AND LANDSCAPING

In accordance with the LDC Section 5.03.03.A.4, a minimum ten (10) foot buffer shall be provided around the perimeter of New Twin Creeks PUD, including around the Heartwood 23, LLC property as shown as "OUT" on **Exhibit "C"**, the Master Development Plan Map. The Owner, its successors or assigns may construct a wall or decorative fencing or project signage within the perimeter buffer consistent with the LDC and the St. Johns County Comprehensive Plan.

Residential subdivisions with lots adjacent to C.R. 210 shall maintain a fifty (50)-foot wide setback from the future C.R. 210 right-of-way and shall be designed with a landscaped wall or fence, or a landscaped berm. Residential subdivisions located south of C.R. 210 where adjacent to the FEC Railroad shall be separated by a one hundred (100)-foot wide natural and/or landscaped buffer located along the subdivisions' common boundary with the railroad right-of-way. Residential subdivisions located south of C.R. 210 shall be separated from the PUD's eastern perimeter by a one hundred-twenty-five foot wide power line easement located along the project's southeastern border. The Owner shall be permitted, but shall not be required, to provide a 10-foot buffer with landscaping, masonry wall, fence, berm or lawn, within the westernmost 10 feet of the power line easement.

All interior land uses shall be considered largely compatible and the only interior buffering or screening that shall be required is as follows:

Single Family Residential – Multi-family Residential

A minimum ten (10) foot wide buffer consisting of:

- 1) Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
- 2) A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
- 3) solid wooden fence six (6) feet in height with the finished side out; or
- 4) A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; or
- 5) Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer; or
- 6) Lakes or approved wetland mitigation areas.

Medium Intensity Commercial – Residential or High Intensity Commercial

A minimum ten (10) foot wide buffer consisting of:

- 1) Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
- 2) A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
- 3) A solid wooden fence six (6) feet in height with the finished side out; or
- 4) A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; or
- 5) Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer; or
- 6) Lakes or approved wetland mitigation areas.

High Intensity Commercial – Residential

A minimum twenty (20) foot wide buffer consisting of:

- 1) A row of evergreen canopy trees which are not less than ten (10) feet high at the time of planting, a minimum of two (2) inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten (10) feet of the property line; and
- 2) Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of seventy-five percent (75%); or
- 3) A masonry wall six (6) feet in height, located within the required buffer, architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
- 4) A solid wooden fence six (6) feet in height with the finished side out; or
- 5) A berm not steeper than two to one (2:1) in combination with 1, 2, or 3 to achieve a minimum height of six (6) feet and 75% opacity at the time of installation; or
- 6) Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer; or
- 7) Lakes or approved wetland mitigation areas.

There are no incompatible uses on adjacent properties that would require buffering under LDC Section 6.06.04.

N.1 Upland Buffers

The Amended and Restated Development Order includes specific provisions regarding upland buffers and the specific standards are provided below. The Subject Property consists of both uplands and wetlands. The upland buffers, conservation wildlife corridor, and environmental commitments provide a reasonable assurance that the project complies with St. Johns County's objectives to protect wetlands and upland buffers and their associated ecological functions and values including protection of water quality, protection against turbidity and provision of adequate upland habitat for wetland dependent wildlife. New Twin Creeks PUD creates integrated corridors connecting ecologically sensitive lands and viable wildlife corridors. All upland buffers will be part of a conservation easement to the SJRWMD.

Upland buffers will be maintained adjacent to all wetlands except for those (wetlands) authorized for impact by State and/or Federal agencies within New Twin Creeks PUD. In addition to the overall interconnecting network of upland and wetland corridors, specific upland buffers have been identified along all wetlands within New Twin Creeks PUD. No uses will be allowed within the required upland buffers and all upland buffers shall be maintained in their natural vegetative condition. The landward edge of the upland buffer will be identified and no harvesting will occur in the upland buffer.

An upland buffer with an average width of twenty-five feet (25') and a minimum width of ten feet (10') shall be provided adjacent to contiguous wetlands consistent with the LDC. The upland buffer shall be measured landward of the SJRWMD jurisdiction line. The SJRWMD wetland line and resulting upland buffer is generally depicted on **Exhibit "C"**, the MDP Map and will be more particularly depicted on approved construction plans.

Crossings of upland buffers are permitted for roadways, utility crossings, trail and pathways and drainage outfalls. The minimum amount of upland buffer vegetation may be trimmed where necessary to maintain the areas of upland buffer crossings.

Building setbacks shall be required from areas to be preserved as upland buffers from contiguous wetlands. Setbacks shall be a minimum of twenty-five (25) feet for these areas. The required yard building setback shall not be required for residential lots adjacent to contiguous wetlands when the required upland buffer is not included as area or acreage within the platted lots. Narrower setbacks may be allowed to preserve trees subject to St. Johns County Environmental Planning approval. The upland buffer and additional building setback shall be depicted on all construction plans and shall be recorded on the plat. Provided there is no encroachment into the required upland buffer, all accessory uses listed in Section Q shall be permitted within this setback, except buildings which have a permanent foundation. Further, provided there is no encroachment into the upland buffer, this setback requirement shall not apply to:

- a) The installation of a sprinkler system, utility line, landscaping, pool enclosure, fencing and gazebos;
- b) The construction of a road essential for access and the construction of a stormwater retention or detention basin or other stormwater-related structure;
- c) The construction of a recreation trail; and
- d) Any necessary grade finishing providing a gradual slope between the setback line and the upland buffer.

In an area where the upland buffer is or will be comprised of fill material, with permits by the state and federal regulatory agencies, the area shall be reestablished as a natural upland buffer by the replanting of plants that are natural and native to the original ecological community. Turf grasses and exotic or non-native plants are expressly prohibited. Upland buffer planting plans shall be provided with the development application.

N.2 Areas Adjacent to C.R. 210 and FEC Railroad

Residential development adjacent to C.R. 210 and the FEC Railroad shall be screened by either a buffer wall and LDC Screening Standard B; a berm/planting combination that meets the standards established in LDC Section 6.06.4.B.6, with the berm and average height of four (4) feet and dense plantings which will, when combined with the berm, achieve a minimum height of eight (8) feet and 75 percent opacity within two years of planting; or existing native vegetation with 75 percent opacity.

Section O

SPECIAL DISTRICTS

New Twin Creeks PUD is not located within any Special District, as defined in Article 3 of the LDC.

Section P

TEMPORARY USES

Temporary uses, including but not limited to construction trailers, sales trailers, construction or sales offices, temporary signage, model homes and temporary access ways shall be allowed to be placed within New Twin Creeks PUD and moved throughout the Subject Property. Temporary uses shall be removed within thirty (30) days after the issuance of final certificate of occupancy at build-out. Temporary uses shall be removed within 30 days after the issuance of a final certificate of occupancy for each phase of the development. Temporary construction accesses from C.R. 210 are allowable and will be shown on construction plans.

Sales trailers, as well as sales offices in model homes, shall meet all the requirements of Florida Accessibility Code for Building Construction, including but not limited to, an accessible route, accessible parking and signage.

Soil may be temporarily stockpiled within the development area of New Twin Creeks PUD except in the upland buffer and conserved wetland areas. Soil removed from the stormwater ponds or any wetland creation areas within the Subject Property may be used onsite or transported and sold or used offsite. Grading and excavation will be limited to those areas delineated in the construction plans and will be performed in accordance with the LDC.

Model homes may be allowed on ten (10) percent of the lots within the development area being approved for construction. Sales conducted within model homes will be only for future homes to be located within New Twin Creeks PUD. Construction of model homes may occur simultaneously with construction of horizontal infrastructure (e.g., roads, utilities); however no Certificates of Occupancy may be approved until the supporting infrastructure is constructed. Sales offices may be allowed within model homes after approval of as-builts, but before plat approval. Model homes shall provide parking to accommodate model home and sales office, if applicable. Parking may be provided in the driveway of the model home or within a temporary parking area that may be located on a tract or platted lot. As part of construction plan approval, any on-street parking for a model homes shall illustrate a segment of the road where no parking may occur

that is of sufficient size for emergency vehicles to access the property. The parking area shall be stabilized with a material such as mulch, coquina, crushed stone, gravel, concrete, stone pavers, or asphalt.

Section Q

ACCESSORY USES

The table on the following page indicates the categories of accessory uses, as allowed by the St. Johns County Comprehensive Plan that are permissible in each area within the New Twin Creeks PUD. An "X" indicates that the use is allowable by right, subject to the standards of this PUD. A blank space indicates that the use is prohibited. No accessory building or structure shall be used or occupied until the main use building on the lot is constructed, except for temporary storage of building supplies during the period of construction of the main use building. No accessory building or structure shall be placed on a lot or parcel prior to the issuance of a development permit for the main use building or structure. All air conditioning equipment, electrical equipment, masonry walls or masonry fences, pools, pool decks and pool enclosures will not encroach into any drainage, underground water and/or sewer easement. Permissible accessory uses within New Twin Creeks PUD shall not be located in the front and side yards in any area except as follows:

- a) Accessory uses may be located in any required side yard on double frontage, through and corner lots;
- b) Accessory structures for the housing of persons such as employee quarters shall not be located in any required yard; and
- c) Other than employee quarters, detached accessory structures which are separated from the main structure by not less than ten (10) feet may be located in a required side or rear yard but not less than three (3) feet from any lot line. Employee quarters must meet all relevant setbacks.

Permissible Accessory Use	Residential	Neighborhood Commercial	Activity Center	Flex Industrial
Air conditioning compressors or other equipment designed to serve the main structure may be located in any required side or rear yard but not closer than five (5) feet from any lot line.	X			
Air conditioning compressors or other equipment designed to serve the main use structure, including waste dumpster pad and containers, provided it is not located closer than seven (7) feet from the property line.		X	X	X
Boat houses or boat shelters	X			
Fences	X	X	X	X
Accessory Family Units ("Granny flats")	X	X		
Guardhouses for residential subdivisions.	X			
Home office subject to continuing compliance with the Land Development Code.	X		X	
Limited amount of accessory retail or wholesale use if the following conditions are met: a. Those products which may be offered for sale shall be limited to those produced or assembled on site; manufactured by the same company, or its subsidiary, elsewhere; or manufactured by another company but warehoused on site for distribution. b. The accessory use is contained in the same building as the principal use. c. The amount of floor area devoted to sales and display of the accessory use product does not exceed twenty-five percent (25%) of the floor area devoted to the principal use. d. The accessory retail or wholesale use is clearly accessory to the industrial use on the same site.				X
Multi-vehicle garages	X		X	
Non-commercial green houses and plant nurseries, and utility sheds	X			
Off street parking and loading meeting requirements of the Land Development Code.	X	X	X	X
Private portable basketball units shall not be allowed on public or private streets. The basketball units shall be allowed in front yard driveways, side and rear yards. The basketball unit shall not be located at the opening of the driveway onto a public or private street or any position that might pose a direct danger to automobile traffic on the street.	X			
Private swimming pools and spas located either above or below the existing finished grade of the site, not located within a completely enclosed building, exceed two (2) feet in depth, and exceed one hundred-fifty (150) square feet in surface area. The pool must be intended and used solely for the enjoyment of the occupants or bona fide guests. The pools must meet the minimum yards requirements and are prohibited within all upland buffers associated with wetlands. The pool must be enclosed by a retaining wall, fence or other structure having a minimum height of four (4) feet so to obstruct access thereto by persons other than the owners or occupants of the premises. All gates installed in such walls/fences shall be self-latching with latches placed at least four (4) feet above the underlying ground. If the property upon which the pool is located is otherwise adequately fenced, the aforementioned requirement shall be waived.	X			
Recreation/fitness facilities (multi-family complex amenities only)	X		X	
Single family dwelling or two (2) family dwelling, excluding the use of a manufactured structure or mobile home, only for occupancy by owners or employees thereof.		X	X	X

Section R

PHASING SCHEDULE

The New Twin Creeks PUD land uses are summarized below. The projected phasing, units and square footage identified may be allocated throughout the New Twin Creeks PUD, in accordance with the allowable uses and development standards. Phasing and land use exchange shall be in compliance with the Twin Creeks DRI Amended and Restated Development Order, as may be amended from time to time, as it affects the Subject Property.

Land Use	Retail/Service	Office	Hotel	Single-Family Residential	Multi-Family Residential	Flex Industrial
Phase 1 (2014-11/20/2035)	474,500 sf	26,720 sf	0	1,106 du	1,100 du	82,044 sf
Phase 2 (9/18/2029-11/20/2039)	99,260 sf	16,032 sf	200	19 du	0	1,056,494 sf
Phase 3 (9/18/2033-11/21/2044)	420,376 sf	560,000 sf	0	0	0	965,000 sf
Total	994,136 sf	602,752 sf	200 rooms	1,125 du	1,100 du	2,103,538 sf

It is the ultimate responsibility of the design professional and the property owner to insure compliance with the Florida Americans with Disabilities Accessibility Implementation Act, 2010 ADA Standards for Accessible Design, and 2012 Florida Accessibility Code for Building Construction. Compliance with Recreation Section 234 through 243 and Chapter 10 for recreation facilities will be met.

Section S

PROJECT IMPACT AND BENEFITS

New Twin Creeks PUD is a master planned community that includes amenities and an interconnected system of community and neighborhood roads and pedestrian paths or sidewalks. The design meets the requirements of the Amended and Restated Development Order and the St. Johns County Comprehensive Plan. New Twin Creeks PUD will provide on-site stormwater drainage facilities and will preserve a vast majority (subject to final permitting and construction plan approval) of the on-site jurisdictional wetland acreage. The overall design incorporates generous green space and open space and provides varied active and passive on-site recreational opportunities for its residents. The PUD zoning allows the Owner, its successors or assigns, and St. Johns County greater control over development within the C.R. 210 corridor east of Interstate 95. There is adequate public service capacity to serve New Twin Creeks PUD, including water, sewer and roads. Schools, employment centers and shopping are all part of the fabric set to make New Twin Creeks PUD the next great mixed use community in St. Johns County. The mixture of housing types and lot layouts will provide varied housing opportunities and will afford its residents a positive quality of life and interrelated sense of place within an environmentally sensitive community. The PUD is further justified because:

- a) The Subject Property is located within the Development Area Boundary consistent with all of its future land use designations and the proposed and is less dense than what is permissible under the St. Johns County Comprehensive Plan.
- b) The MDP Text and Map for this PUD meet all requirements of LDC Section 5.03.02.G.
- c) The project will not adversely affect the orderly development of St. Johns County as embodied in the LDC and St. Johns County Comprehensive Plan.
- d) The proposed development is compatible with the surrounding zoning and existing residential uses and will complement the other development and natural resources within the area.
- e) The development of a master planned community with extensive infrastructure and community support results in neighborhoods that are attractive to a range of homebuyers.
- f) The project 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 the development of adjacent properties and will accomplish the objective standards and criteria set forth in the LDC.
- g) The infrastructure and recreational and community support amenities to serve this project are in place or will be constructed.

Section T

WAIVERS, VARIANCES OR DEVIATIONS

The Owner requests approval of waivers from the following LDC provisions:

- a) Requested waiver from **Sections 2.02.04.A.1 and 6.05.02.A**. To allow for on-street parking throughout the project, subject to the conditions set forth in this Master Development Plan text. On-street parking will be designated and designed with sufficient clearance for fire apparatus travel. On-street parking plays a crucial role in benefiting non-residential uses within the project with higher efficiency (more turnover) than garages or surface lots increasing activity; curbside parking saves considerable amounts of land from becoming parking lots; and people tend to travel at significantly lower speeds in the presence of on-street parking, providing pedestrians, cyclists, and drivers more time to react.
- b) Requested waiver to **Section 2.02.04.B.5 and 6.01.03.H.2** requirement to provide a five (5)-foot setback between the property line and air conditioning units/pads, pool equipment, etc. New Twin Creeks PUD will include single-family and multi-family traditional neighborhood design areas, where lots will be smaller, possibly making the provision of a five (5)-foot equipment setback infeasible in some neighborhoods.
- c) Requested waiver to **Section 4.01.05.E** requirement that 70 percent of replacement trees be Canopy Trees. The Owner is seeking to attain a Key West/Caribbean look within the Activity Center portion of the project on the north side of County Road 210, as depicted on the MDP Map, and therefore would like to have Palm trees as the primary trees for replacement trees within those areas. The Owner will provide 50 percent of replacement trees as Canopy trees within Commercial/Retail, Office, Residential and Flex Industrial areas located on the north side of County Road 210, as depicted on the MDP Map. The Owner will provide 70 percent of replacement trees as Canopy trees within areas of the project located south of County Road 210, as depicted on the MDP Map.
- d) Requested waiver to **Section 4.01.05.E.1.Note 6 (b)** that requires a 50 percent diversity ratio. Based on the Key West Caribbean theme and the utilization of extensive Palm tree plantings in the Activity Center portion of the project north of County Road 210, the Owner is requesting

the diversity ratio be reduced to zero (0) percent. This request is justified based on the theme/vision.

- e) Requested waiver to **Section 5.03.02.G** to include fascia, marquee, canopy, building, wall or similar sign structures from being identified on **Exhibit "C"**, the MDP Map. The first phase of the New Twin Creeks PUD does not include any such signage. The incremental MDP for non-residential properties within the PUD will include signage details consistent with the Unified Sign Plan.
- f) Requested waiver to **Sections 5.03.03.B.1.b and 6.03.01** to allow waivers from the requirements (i) that there be a minimum five (5)-foot side yard setback for each residential lot with no permitted projections into the side yard setback, and (ii) that there be a minimum separation between structures as measured from the furthest projection to the furthest projection of 10 feet. To ensure adequate public safety, for residential units that do not have 10 feet of separation between adjacent eaves, the Owner will provide a fire protection system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional 500 gallons per minute of flow for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18. All homes will have a 10-foot separation as measured from outer wall to outer wall 30 inches above grade.
- g) Requested waiver to **Section 6.05.02.A** to allow minimum parking requirements to be met by on-street parking within Activity Center, Commercial/Retail, Office, Community Park, Recreational and Civic areas, as depicted on the MDP Map; provided that on-street parking cannot occur on Collector roads. The entire parking requirement cannot possibly be accommodated on-street; however, permission to include on-street spaces as part of the overall requirement will enable the Activity Center, Commercial/Retail, Office, Community Park, Recreational and Civic areas of the project to have a distinctive urban character, much in keeping with other successful mixed-use centers.
- h) Requested waiver to **Section 6.05.02.E** to allow parking for the Apartments proposed for Parcel 4 within the PUD to provide 1.75 parking spaces per unit. The Apartment Parcel 4 is located adjacent to the mixed-use activity center within the Twin Creeks project, which will include retail space, restaurants, other commercial space and business offices. Residents of the apartments will work and seek entertainment within the adjacent activity center, reducing the amount of parking required there. Several nationally recognized shared parking studies support this request, including Parking Demand and Zoning Requirements for Suburban Multifamily Housing by Richard Willson dated November 15, 2010 and a Base Parking Ratio Study by Walker Parking Consultants for this project dated September 20, 2017.
- i) Requested waiver to **Section 6.04.07.A.2** to allow temporary construction traffic to access within New Twin Creeks prior to the application of the second lift of asphalt has been completed in all phases. This will allow construction to be completed sooner and avoid construction traffic from damaging the final roadway. The Developer will assure the removal of, or denied entry of, all "horizontal" construction traffic into occupied residential areas.
- j) Requested waiver to **6.06.02.A.3** requirement for 50 percent native plantings. The waiver is requested to reduce the diversity requirement zero (0) percent in the area designated as Activity Center on the MDP map. This waiver contemplates the use of extensive Palm trees within the Activity Center and is justified due the theme envisioned for the project.
- k) Requested waiver to **Section 6.06.02.D.4** requiring a maximum of 30 percent Palm trees allowed to be planted and receive tree inches. The waiver is requested to increase the Palm ratio requirement to allow for 100 percent of the total required trees receiving tree inches the areas designated as Activity Center area depicted on the MDP Map. This waiver contemplates the use of extensive Palm trees within the Activity Center and is justified based on the vision and theme for the project.

- l) Section **6.06.03.A** the requirement for 70 percent canopy trees for off-street vehicular use areas. The area designated as Activity Center is envisioned to incorporate Palm trees as the primary tree planting species. The waiver requests a reduction of the canopy tree requirement in vehicular use areas within the Activity Center to zero (0) percent. The requested is justified based on the vision and theme for the project.
- m) Requested waiver to **Section 6.06.04** to allow the approximately 60 feet of vacant property located within the power line easement on the southeastern section of the Property to serve as the required buffer and screening. The 60 feet is owned by the Owner, and the power line is not located within this area. The Owner shall have the right, but not the obligation, to provide screening within the westernmost 10 feet of the power line easement since it owns such property.
- n) Requested waiver to Section **6.06.03.B.4.b** requiring canopy tree screening for standard “B” type buffers. The area designated as Activity Center is envisioned to incorporate Palm trees as the primary tree planting species. The waiver requests allowing Palm trees in lieu of Canopy trees. The requested is justified based on the vision and theme for the project.
- o) Requested waiver to Section **6.06.03.B.5.a** requiring canopy tree screening for standard “C” type buffers. The area designated as Activity Center is envisioned to incorporate Palm trees as the primary tree planting species. The waiver requests allowing Palm trees in lieu of canopy trees. The requested is justified based on the vision and theme for the project.
- p) Requested waiver to **Section 7.00.02.B.2** to remove the requirement for the USP to include graphics of the proposed signs. At this time the Owner has not settled upon the marketing strategy nor the end users of the commercial properties. The MDP includes the fundamentals of the Unified Sign Plan adopted by the Board of County Commissioners for the original PUD and those fundamentals offer sufficient guidance for future signs to be in harmony with the Land Development Code as well as the nature of the project.
- q) Requested waiver to **Section 9.04.05** to allow the Owner to modify the New Twin Creeks PUD (MINMOD 2022-06) within one (1) year from the date of a previously approved PUD Modification. The Owner has previously filed a Minor Modification application to address development within Parcel 8. This application deals with a different parcel within the New Twin Creeks PUD.
- r) Requested waiver to **Section 2.03.51** to allow an oil change facility to be permissible within 100 feet of the nearest adjacent residential portion of the PUD due to the existence of a wooded conservation area between Parcel 6B and the nearest fee simple townhome lot (approximately 280 feet).

Section U

BINDING ALL SUCCESSORS AND ASSIGNS

The Owner of New Twin Creeks PUD hereby agrees to bind all successors and assigns in title to all terms of **Exhibit “B”**, the MDP Text and **Exhibit “C”**, the MDP Map. All successors in title and/or assigns shall be bound to proceed with the development in accordance with the site plan(s), written description of the intended plan of development, and any condition(s) set forth by the Board of County Commissioners in the ordinance approving the New Twin Creeks PUD.

One or more Community Development District (“CDD”) may exist within the New Twin Creeks PUD. Any CDD for New Twin Creeks PUD approved by the St. Johns County Board of County Commissioners pursuant to Chapter 190, *Florida Statutes* may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain projects, systems and facilities for the purposes

described in Section 190.012, *Florida Statutes* including, but not limited to, any of the indicated transportation improvements set forth in the Amended and Restated Development Order and any other project required or authorized by the Amended and Restated Development Order, and may be authorized and empowered to own and acquire property, both real and personal, by purchase, lease, lease-purchase, eminent domain, gift or transfer. Construction or funding by any such CDD of all such projects within or without the boundaries of the CDD required by the Amended and Restated Development Order or necessary to serve the development approved by the Amended and Restated Development Order is expressly approved. If the Owner, its successors or assigns, of New Twin Creeks PUD is required by the Amended and Restated Development Order to provide, pay for or otherwise cause to be provide, infrastructure, projects, systems or facilities set forth in Chapter 190, *Florida Statutes*, including without limitation, those in Sections 190.012(1) and (2), *Florida Statutes*, then the CDD independently may satisfy such obligations.

To the extent any such obligation under the Amended and Restated Development Order is met or performed by the CDD, then the Owner, its successors or assigns, shall no longer be subject to the obligation unless otherwise provided in the Amended and Restated Development Order. In the event that any contributions of land, money (including contributions or construction pursuant to proportionate share responsibilities), or improvements funded or constructed with funds from a CDD are required by then current law to give rise to impact fee credits to the CDD, then such impact fee credits shall be established in the name of the CDD. The Board of County Commissioners may bestow the power of eminent domain to a CDD within the New Twin Creeks PUD limited for the purpose of acquiring right-of-way for road improvements. In the event the Board of County Commissioners does not bestow the power of eminent domain on a CDD within the New Twin Creeks PUD, the County shall exercise its owner power of eminent domain to acquire the right-of-way needed for such roadway improvements. The amount of such credit shall be determined in accordance with applicable law and County ordinance as established by the St. Johns County Board of County Commissioners.

Section V

FUTURE LAND USE DESIGNATIONS

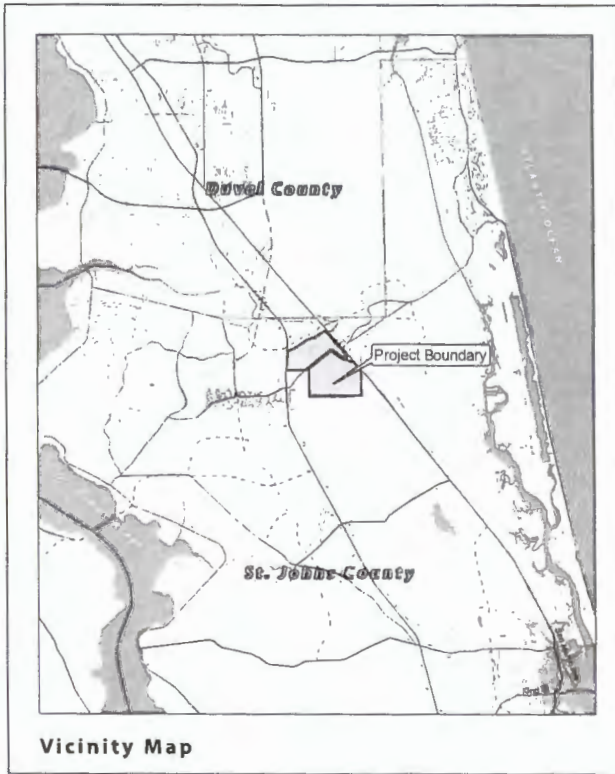
The Subject Property is classified Mixed Use District, Residential Density A, Residential Density B, and Conservation on the St. Johns County 2025 Future Land Use Map.

NEW TWIN CREEKS

Exhibit "C" Master Development Plan (Sheet MDP-1)

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

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



Vicinity Map

General Notes

- 1) This map is based on preliminary information. Parcel configuration and circulation are subject to change based on final wetland surveys, permitting and final site planning and engineering. Roadway and associated wetland impacts are not depicted on this map. All acreages are conceptual estimates and subject to change based on final engineering.
- 2) Wetland areas are shown as generalized areas and are subject to final design, road crossings, final wetland surveys and permitting.
- 3) Refer to ADA Question #10 for description of uses.
- 4) Conservation includes wetlands and uplands.
- 5) Recreation and parks are permitted in all residential parcels.
- 6) Minor Collector Roadways shall have minimum 5-foot-wide sidewalks on both sides of the road. Local roadways shall have minimum 4-foot-wide sidewalks on at least one side of the road.
- 7) Access points are conceptual and may or may not have traffic signals. Additional Right-in/Right-out may be allowed.
- 8) Activity Center signage regulations shall also be applicable to Parcel 8 (see Sheet MDP-2).

Phasing Summary

Land Use	Retail/Service	Office	Hotel	Single-Family Residential	Multi-Family Residential	Flex Industrial
Phase 1 (2014-11/20/2035)	474,500 SF	26,720 SF	-	1,106 Units	1,100 Units	82,044 SF
Phase 2 (9/18/2029-11/20/2039)	99,260 SF	16,032 SF	200 Rooms	19 Units	-	1,056,494 SF
Phase 3 (9/18/2033-11/21/2044)	420,376 SF	560,000 SF	-	-	-	965,000 SF
Total	994,136 SF	602,752 SF	200 Rooms	1,125 Units	1,100 Units	2,103,538 SF

Notes: Amounts may be modified in accordance with the Land Use Conversion Table (Development Order Exhibit 3). Summary reflects Eighth Declaration of Conversion of Development Rights.



September 11, 2018
 Revised July 2, 2021
 Revised June 15, 2023
 Revised December 1, 2023
 Revised November 7, 2024

By: Wendy King, Deputy Clerk

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF November 20 24

ST. JOHNS COUNTY CLERK OF COURT
 Ex-Officio Clerk of the Board of County Commissioners



LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Dawn Lange
Ellen Avery - Smith
100 Whetstone PL # 200
St Augustine FL 32086-5775

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

09/26/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/26/2024

Legal Clerk

Keegan Brown

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$328.40	
Tax Amount:	\$0.00	
Payment Cost:	\$328.40	
Order No:	10599966	# of Copies:
Customer No:	784746	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/17/2024 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 11/5/2024 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to the New Twin Creeks PUD (ORD. 2015-52, as amended) to allow for an increase in the number of allowed hotel rooms from 150 to 200 in exchange for a reduction of 7,900 square feet of permitted commercial entitlements, and to update phasing and other date extensions pursuant to Section 252.363, Florida Statutes.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NEW TWIN CREEKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2015-52, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at North of County Road 210, east of Hwy US 1 North See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

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 an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY COMMISSIONERS	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
MEAGAN PERKINS, CHAIR	SARAH ARNOLD, CHAIR
FILE NUMBER: MAJMOD-2024000006	
PROJECT NAME: Beachwalk Retail Center	





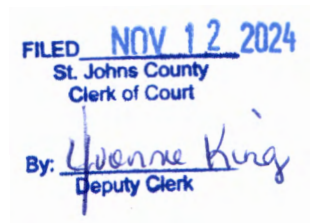
FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 13, 2024

Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084



Dear Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2024-54, which was filed in this office on November 12, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL