

ST. JOHNS COUNTY
RESOLUTION NUMBER 2002- 140

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE JULINGTON CREEK PLANTATION DRI DEVELOPMENT ORDER AS AMENDED; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Julington Partners Limited Partnership (the Owners/Developers) have submitted a Notice of Proposed Change (NOPC) to the Julington Creek Plantation Development of Regional Impact (DRI) by letter dated February 1, 2002, requesting substitution of the master developer for the DRI; and

WHEREAS, THE developer submits that the changes proposed in the NOPC, as modified, do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes and the Developer has provided evidence that such changes do not constitute a substantial deviation under any provision of section 380.06(19) of the Florida Statutes: and,

WHEREAS, the Board of County Commissioners has reviewed the NOPC and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held on July 23, 2002, after required notice.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

1. The following facts are determined in connection with this Resolution:
 - a. The proposed development, as modified herein, is consistent with the Land Development Code of St. Johns County, as amended.
 - b. The proposed development, as modified herein, is consistent with the 2015 St. Johns County Comprehensive Plan

2. The NOPC and other evidence received provide clear and convincing evidence that the requested change does not constitute a substantial deviation to the DRI.

3. The 1993 Julington Creek Plantation Restated DRI Development Order (Resolution No. 93-159) is hereby modified by approval of the following specific changes:

a. Amend Condition 1.a. page 5 as follows: Additions are underlined and deletions stricken through.

1.1 Developer. As used in this development order the term Developer shall refer to ~~Julington Partners Limited Partnership~~. D.R. Horton, Inc. - Jacksonville. Subsequent owners and developers within the DRI are referred to section 29, Notice to be Recorded, concerning the potential effect of this development order on them.

b. The name D.R. Horton, Inc. - Jacksonville shall be substituted for "Julington Partners Limited Partnership" as the developer in DRI Development Order Exhibit G, amended and Restated Bald eagle Habitat Management Plan, and D.R. Horton, Inc. - Jacksonville shall assume the Developer responsibilities and obligations stated therein.

4. Except as modified by this Resolution, the existing Julington Creek Plantation DRI 1993 Restated Development Order shall remain in full force and effect.

5. A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within 10 days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Community Affairs and the Northeast Florida Regional Planning Council.

6. This Resolution shall take effect upon its adoption.

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

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant
James E. Bryant, Chair

RENDITION DATE 7-24-02

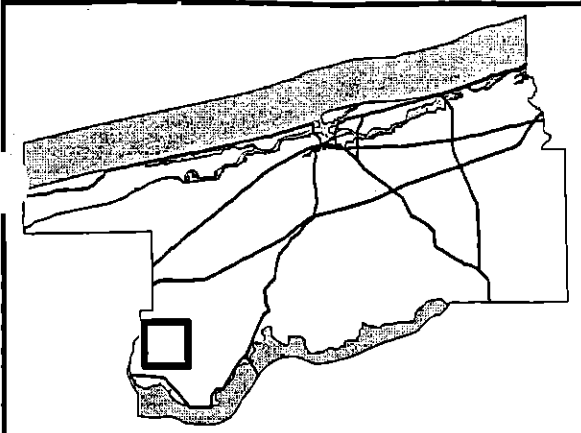
ATTEST: Cheryl Strickland, Clerk

By: *Patricia McGrade*
Deputy Clerk

Adopted Regular Meeting 7-23-02

Effective: 7-23-02





Project Location Map

N 0 3300 6600 Feet



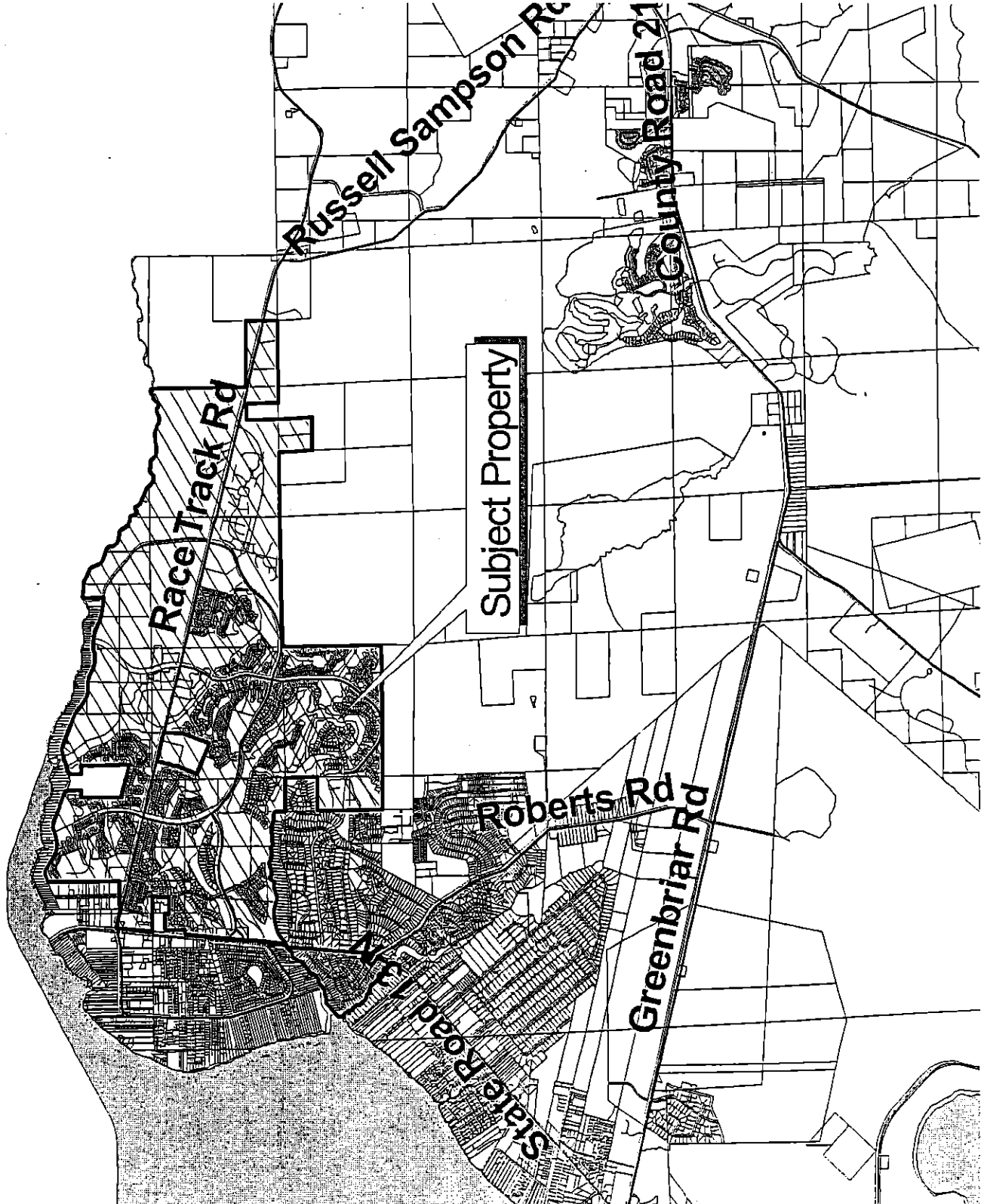
Map Prepared: Mar 15, 2002
Depicts General Project Boundary

NOPC
For
Julington Creek DRI

FILE: NOPC2002-03



St. Johns County
Growth Mgmt. Svcs.
Planning Division





England-Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

February 1, 2002

Mr. Charles Gauthier
Growth Management Administrator
State of Florida Dept. of Community Affairs
Division of Resource Planning & Management
Bureau of State Planning
2740 Centerview Drive
Tallahassee, Florida 32399

Principals

James E. England, P.E., CEO
Douglas C. Miller, P.E., President
N. Hugh Mathews, P.E., Exec. V.P.
Joseph A. Tarver, Exec. V.P.
Juanitta Bader Clem, P.E., V.P.
Scott A. Wild, P.E., PSM, V.P.
Samuel R. Crissinger, CPA, V.P.
Robert A. Mizell, Jr., P.E., V.P.
Bryan R. Stewart, V.P.

Reference: Julington Creek Plantation DRI
ETM No. 98-24-5

Dear Mr. Gauthier:

Please find enclosed a Notification of Proposed Change to a Previously Approved Development of Regional Impact (DRI) for your review. We have included the completed application and the required written text in response to the questions in the application.

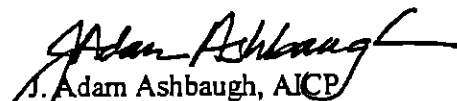
The purpose of this proposed amendment is to substitute D. R. Horton, Inc. - Jacksonville as the Master Developer of the Julington Creek Plantation DRI. D. R. Horton, Inc. - Jacksonville has acquired and is acquiring the undeveloped single family residential portions of the DRI from Julington Partners Limited Partnership, and will become the Master Developer under the DRI development order. There are no other changes proposed to the DRI.

At this time, we are respectfully requesting you to review this package and issue a written determination indicating that this is a non-substantial deviation to the approved DRI.

If you have any questions or require any additional information, please do not hesitate to call.

Sincerely,

ENGLAND, THIMS & MILLER, INC.


J. Adam Ashbaugh, AICP
Project Manager

Enclosures

cc: Mr. Ed Lehman - Northeast Florida Regional Planning Council
Ms. Teresa Bishop - Director of Planning, St. Johns County
Mr. John Tiffany - Julington Partners Ltd. Partnership
Ms. Betsy Bowman - Hopping, Green, Sams & Smith
Ms. Linda Kane - Holland & Knight
Mr. George McClure - Rogers, Towers, Bailey, Jones & Gay

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF RESOURCE PLANNING AND MANAGEMENT
BUREAU OF STATE PLANNING
2555 Shumard Blvd.
Tallahassee, Florida 32399
850/488-4925

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, J. Adam Ashbaugh, the undersigned owner/authorized representative of Julington Partners Limited Partnership, hereby give notice of a (developer) proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the Julington Creek Plantation DRI (original & current project name) development, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to St. Johns County, (local government) to the Northeast Florida Regional Planning Council, and to the Bureau of State Planning, Department of Community Affairs.

1/31/02

(Date)

J. Adam Ashbaugh

(Signature)

2. Applicant (name, address, phone).

Julington Partners Limited Partnership
950 Davis Pond Boulevard
Jacksonville, Florida 32259
(904) 287-4180

3. Authorized Agent (name, address, phone).

England, Thims & Miller, Inc.
c/o J. Adam Ashbaugh
14775 St. Augustine Road
Jacksonville, Florida 32258
(904) 642-8990

Elizabeth C. Bowman, Esquire
Hopping Green Sams & Smith, P.A.
123 South Calhoun Street
Tallahassee, Florida 32301
(850) 222-7500

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

St. Johns County; all or portions of Sections 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 40, 49 and 54, Township 4 South, Range 27 East, and all or portions of Sections 2, 4, 5, 38, 39 and 42, Township 5 South, Range 27 East.

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

The purpose of this proposed amendment is to substitute D.R. Horton, Inc. - Jacksonville. As the Master Developer of the Julington Creek Plantation DRI. D.R. Horton, Inc. - Jacksonville has acquired and is acquiring the undeveloped single family residential portions of the DRI from Julington Partners Limited Partnership (JPLP) and will become the Master Developer under the DRI development order. This change is similar to one approved by the County in 1997 when JPLP acquired the property.

No other changes are proposed.

6. **Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.**

There are no changes to the overall magnitude of land uses proposed in this NOPC. Therefore, the substantial deviation determination chart has not been completed.

7. **List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?**

The following is a summary of all modifications or amendments to the DRI which have taken place since the recording of the Amended and Restated Development Order in September of 1993 (St. Johns County Ordinance Number 93-43 and Resolution 93-159), including dates, Resolution numbers, and a brief description of each:

- **Resolution No. 95-185, approved October 24, 1995**
 - Redistribution of dwelling units
 - Redistribution of commercial acreage
 - Rezoning of Parcel 40 from MF-8 to Worship
- **Resolution No. 97-25, approved February 11, 1997**
 - Redistribution of dwelling units
 - Rezoning of Parcel 91 from Worship Site to Open Space
 - Rezoning of Parcel 38 from RS-4 to Open Space
 - Rezoning of Parcels 43, 76 and 80 to MF-15

- Rezoning of Parcels 44, 58 and 65 to RS-5
- Rezoning of Parcel 66 from RS-2 to RS-3
- Relocation of Recreation Area Parcel 84 to area between Parcel 20 & 21
- **Resolution No. 99-172, approved November 9, 1999:**
 - Redistribution of residential units
 - Revised development plan for area along Bishop Estates Road and partial closure of that road
 - Increase in and revision of wetland areas
- **Resolution No. 2000-10, approved January 25, 2000.**
 - Extend the Phase II end date to December 15, 2001.
- **Resolution No. 2000-98**
 - Internally reconfigure land uses to allow for Racetrack Road widening.
- **Resolution No. 2001-46**
 - Revise bald eagle management plan
- **Resolution No. 2001-191**
 - Redistribute single-family parcels
 - Shift approved non-residential uses to Phase III

There has been no change in the local government jurisdiction for this DRI.

8. **Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.**

None.

9. **Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraphs 380.06(19)(b), Florida Statutes.**

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19) (e)2., F.S.

YES X

NO _____

This change is similar to those listed in Subparagraph 380.06(19)(e)2., F.S., since no changes are proposed in approved development, just in the name of the master developer.

10. Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

No.

11. Will the proposed change require an amendment to the local government comprehensive plan? No comprehensive plan amendment is required.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 9J-2.025, Florida Administrative Code:

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

N/A

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

1. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts, to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;
2. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;
3. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;

4. **A proposed amended development order termination date that reasonably reflects the time required to complete the development;**
5. **A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and**
6. **Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025 (7), F.A.C.**

A draft resolution is attached to this application.

AND AMERICA

Public Records of
St. Johns County, FL
Clerk# 02-006189
O.R. 1711 PG 704
02:19PM 01/31/2002
REC \$105.00 SUR \$13.50

RECEIVED
MAY 08 2002

Prepared by and return to:
Linda Connor Kane, Esquire
Holland & Knight LLP
50 North Laura, Suite 3900
Jacksonville, Florida 32202

ST. JOHNS COUNTY
PLANNING DEPARTMENT

THIS DEED IS BEING RE-EXECUTED AND RE-RECORDED TO CORRECT THE NAME OF THE GRANTEE IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1705, PAGE 1342, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. DOCUMENTARY STAMP TAX IN THE PROPER AMOUNT WAS PAID ON SAID DEED; THEREFORE, NO DOCUMENTARY STAMP TAX IS DUE HEREON.

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24th day of January, 2002, by JULINGTON PARTNERS LIMITED PARTNERSHIP, a Delaware limited partnership, whose post office address is 100 Congress Avenue, Suite 1590, Austin, Texas 78701 ("GRANTOR"), to D. R. HORTON, INC. - JACKSONVILLE, a Delaware corporation, whose address is 11217 San Jose Boulevard, Jacksonville, Florida 32223 ("Grantee"),

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns forever, all the land only lying in the County of St. Johns, State of Florida, more fully described as follows ("Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED IN AND MADE A PART HEREOF.

Tax Parcel Numbers: See Exhibit "B" attached hereto and by reference made a part hereof.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO all covenants, restrictions and easements set forth in Exhibit "C" attached hereto and made a part hereof.

The Grantor does hereby covenant with Grantee that it is lawfully seized of the Property in fee simple and that it has good right and lawful authority to sell and convey the Property to Grantee, and will defend title against all persons, claiming through Grantor but none other.

11511

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

JULINGTON PARTNERS LIMITED PARTNERSHIP

John H. Tiffany
Print Name: JOHN H. TIFFANY

By: JULINGTON-CYPRESS LIMITED PARTNERSHIP, its sole general partner

Donna M. Cesaro-Pengue
Print Name: DONNA M. CESARO-PENQUE

By: JULINGTON-CYPRESS, INC., its sole general partner

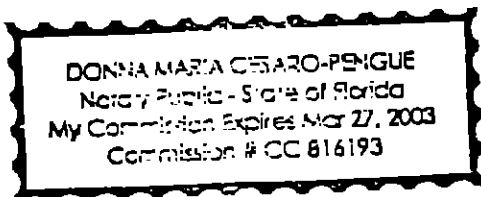
By: *Nader G. M. Salour*
Nader G. M. Salour
Its Senior Vice President

(CORPORATE SEAL)

STATE OF Florida
: ss.
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 27 day of January, 2002, by Nader G. M. Salour, the Senior Vice President of Julington-Cypress, Inc., a Delaware corporation, sole general partner of Julington-Cypress Limited Partnership, a Delaware Limited Partnership, sole general partner of Julington Partners Limited Partnership, a Delaware Limited Partnership, authorized to do business in Florida, on behalf of the limited partnership, who is known to me or who produced _____ as identification.

Donna M. Cesaro-Pengue
(Signature of Notary Public)



(Print Name of Notary Public)
NOTARY PUBLIC in and for the State and County aforesaid.
My Commission expires:
Commission No.:

EXHIBIT "A"PARCEL A:

LOT 7, JULINGTON CREEK PLANTATION PARCEL 10, according to plat thereof recorded in Map Book 37, pages 4 through 8, of the public records of St. Johns County, Florida.

PARCEL B:

LOT 262, JULINGTON CREEK PLANTATION PARCEL 24 - 25, according to plat thereof recorded in Map Book 34, pages 82 through 90, of the public records of St. Johns County, Florida.

PARCEL C:

LOTS 1, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 19, 20, 26, 27, 39, 43, 45, 49, 72, 74, 83, 86 and 95; and LOT 96 excepting therefrom that portion described in Quit Claim Deed recorded in Official Records Book 1512, page 1592; JULINGTON CREEK PLANTATION PARCEL 26 - 27, according to plat thereof recorded in Map Book 36, pages 81 through 96, of the public records of St. Johns County, Florida.

PARCEL D:

LOTS 1, 3, 10, 17, 19, 20, 21, 22, 23, 25, 27, 28, 29, 31, 32, 35, 41, 44, 45, 50, 51, 63, 64, 65, 71, 74, 82, 87, 88, 93, 96, 100, 101, 106, and 107, JULINGTON CREEK PLANTATION PARCEL 28 - 29, according to plat thereof recorded in Map Book 39, pages 46 through 54, of the public records of St. Johns County, Florida.

PARCEL E:

LOTS 167, 168, 170, 173, 178, 180, 182, 183, 186, 187, 188, 189, 190, 191, 194, 196, 198 through 203, 206, 218, 220, 222, 223, 224, 232, 233, 234, 235, 236, 238, 239, 240, 242, 243, 244, 246, 248, 328, 330, 331, 337, 339, 340 and 344, JULINGTON CREEK PLANTATION PARCEL 53 PHASE 1, according to plat thereof recorded in Map Book 41, pages 1 through 8, of the public records of St. Johns County, Florida.

PARCEL F:

LOTS 656, 660, 661, 662, 664, 666, 668, 670, 671, 672, 673, 674, 677, 678, 680, 682; 684 through 690; 692, 694, 697, 699, 701, 702, 703, 705, 706, 707, 709, and 712, 714, 716, 718, 720, 721, 722, and 724, JULINGTON CREEK PLANTATION PARCEL 55 PHASE 3, according to plat thereof recorded in Map Book 42, pages 19 through 23, of the public records of St. Johns County, Florida.

PARCEL G:

LOTS 437, 542 through 562; 563A, 563B, 564, 565, 567, 568, 570, 572, 574; 576, 577, 578, 579, 580, 581, 582, 583, 584, 585; 588, 589, 591 through 604; 612 through 618, 620, 621; 624, 625, 626, 628, 629; 631 through 642, 644, 645, 646, 647 and 648, JULINGTON CREEK PLANTATION PARCEL 56 PHASE 1, according to plat thereof recorded in Map Book 41, pages 83 through 91, of the public records of St. Johns County, Florida.

PARCEL H:

UNDEVELOPED PARCEL 2

A parcel of land lying in Sections 26, 27, 34 and 35, Township 4 South, Range 27 East, St. Johns County, Florida, being comprised of a part of that certain portion of Julington Creek Unit Six, Map Book 17, Pages 22 through 52, now vacated by Resolution Number 95-150 recorded in Official Records Volume 1131, Page 644, of the Public Records of said St. Johns County, Florida; together with those parts of Tracts "E" and "F" of the non-vacated portion of said Julington Creek Unit Six, as described in deed of conveyance from St. Johns County recorded in Official Records Volume 1465, Page 1614, Public Records, said County, said parcel being more particularly described as follows:

For a Point of Beginning, commence at a point lying in the Easterly right of way line of Bishop Estates Road, as now established for a width of 60 feet, said point being the most Southerly corner of Julington Creek Plantation Parcel 83 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 69 through 74, of the aforementioned Public Records of St. Johns County, Florida; thence South $05^{\circ} 58' 58''$ East, along said Easterly right of way line of Bishop Estates Road, a distance of 1234.76 feet to the most Northerly corner of Julington Creek Plantation Parcel 67, according to the plat thereof recorded in Map Book 42, Pages 29 through 34, Public Records, said County; thence along and with the boundary of said Julington Creek Plantation Parcel 67 as follows: South $57^{\circ} 43' 18''$ East, 2552.15 feet; thence North $73^{\circ} 31' 56''$ East, 145.99 feet; thence South $13^{\circ} 37' 06''$ West, a distance of 166.86 feet to a point lying in the Northeasterly boundary of Tract "D" of the aforementioned Julington Creek Unit Six, said Northeasterly boundary being in a line lying parallel with and 100.00 feet Northeasterly of the centerline of Racetrack Road, when measured at right angles thereto; thence South $76^{\circ} 22' 54''$ East, along said parallel line and along said Northeasterly boundary of Tract "D", a distance of 497.66 feet to a point lying in the Westerly line of lands described and recorded in Official Records Volume 910, Page 1091, Public Records, said County, the same also being common with the boundary of the aforementioned Julington Creek Unit Six at this point; thence along and with said boundary of Julington Creek Unit Six as follows: North $26^{\circ} 53' 09''$ West, 714.47 feet; thence North $24^{\circ} 22' 07''$ East, 373.30 feet; thence North $80^{\circ} 11' 45''$ East, 789.00 feet; thence South $19^{\circ} 54' 07''$ East, a distance of 1467.73 feet to a point of intersection with the aforementioned line lying parallel with and 100.00 feet Northeasterly of the centerline of Racetrack Road, said point of intersection being the Northwesterly corner of the aforementioned Tract "E" of Julington Creek Unit Six; thence along said line lying parallel with the centerline of Racetrack Road, and along the Northeasterly boundary of the aforementioned Tracts "E" and "F" of Julington Creek Unit Six, run South $76^{\circ} 22' 54''$ East, a distance of 2361.11 feet to a point lying in the Easterly boundary of said Julington Creek Unit Six; thence North $01^{\circ} 31' 46''$ West, along said Easterly boundary, a distance of 3682 feet, more or less, to the Mean High Water Line of Durbin Creek; thence in a generally Northwesterly direction, along the meanderings of said Mean High Water Line, a distance of 5950 feet, more or less, to its intersection with the Southeasterly boundary of the aforementioned Julington Creek Plantation Parcel 83 Phase 1; thence South $23^{\circ} 59' 45''$ West, along said Southeasterly boundary, a distance of 1085 feet, more or less, to an angle point therein; thence South $84^{\circ} 01' 02''$ West, along the Southerly boundary of said Julington Creek Plantation Parcel 83 Phase 1, a distance of 475.98 feet to the Point of Beginning.

LESS AND EXCEPT:

PARCELS 83 PHASE 2 AND 66

A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34, AND 35, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THAT CERTAIN PORTION OF JULINGTON CREEK UNIT SIX, MAP BOOK 17, PAGES 22 THROUGH 52, NOW VACATED BY RESOLUTION NUMBER 95-150 RECORDED IN OFFICIAL RECORDS VOLUME 1131, PAGE 644, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF JULINGTON CREEK PLANTATION PARCEL 54 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 38, PAGES 51 THROUGH 56, OF THE AFOREMENTIONED PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID NORTHWESTERLY CORNER LYING IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF THAT CERTAIN PORTION OF ADDITIONAL RIGHT OF WAY FOR RACETRACK ROAD, AS SHOWN ON THE PLAT OF JULINGTON CREEK PLANTATION FLORA BRANCH BOULEVARD AND DURBIN CREEK BOULEVARD EXTENSIONS RECORDED IN MAP BOOK 36, PAGES 40 THROUGH 47, PUBLIC RECORDS, SAID COUNTY; THENCE NORTH $76^{\circ}22'54''$ WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF THAT PORTION OF ADDITIONAL RIGHT OF WAY FOR RACETRACK ROAD, A DISTANCE OF 62.50 FEET TO THE CENTERLINE OF DURBIN CREEK BOULEVARD, AS SHOWN ON THE LAST MENTIONED RECORD PLAT; THENCE NORTH $13^{\circ}37'06''$ EAST, ALONG THE NORTHEASTERLY PROLONGATION OF SAID CENTERLINE OF DURBIN CREEK BOULEVARD, A DISTANCE OF 100.00 FEET TO THE CENTERLINE OF SAID RACETRACK ROAD, AS NOW ESTABLISHED; THENCE CONTINUE NORTH $13^{\circ}37'06''$ EAST, A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING PARALLEL WITH AND 100.00 FEET NORTHEASTERLY OF SAID CENTERLINE OF RACETRACK ROAD, WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH $76^{\circ}22'54''$ EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 17.97 FEET TO A POINT ON A CURVE DEFINING THE EASTERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET AT THIS POINT, SAID CURVE LYING CONCAVE WESTERLY, HAVING A RADIUS OF 2922.06 FEET, AND DEFINING THE WESTERLY BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK UNIT SIX, PORTIONS OF THE PLAT OF WHICH HAVE NOW BEEN VACATEL, SAID CURVE ALSO DEFINING THE WESTERLY BOUNDARY OF JULINGTON CREEK PLANTATION PARCEL 67, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 42, PAGES 29 THROUGH 34, PUBLIC RECORDS, SAID COUNTY; THENCE NORTHERLY, AROUND THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF $18^{\circ}13'41''$, FOR AN ARC DISTANCE OF 929.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE MOST NORTHERLY CORNER OF SAID JULINGTON CREEK PLANTATION PARCEL 67, SAID ARC BEING SUBTENDE BY A CHORD WHICH BEARS NORTH $03^{\circ}07'52''$ EAST, 925.70 FEET; CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD AND BOUNDARY OF JULINGTON CREEK UNIT SIX, RUN NORTH $05^{\circ}58'58''$ WEST, TANGENT TO THE LAST MENTIONED CURVE, A DISTANCE OF 1234.76 FEET TO THE MOST SOUTHERLY CORNER OF JULINGTON CREEK PLANTATION PARCEL 83 PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 41, PAGES 69 THROUGH 74, PUBLIC RECORDS, SAID COUNTY; THENCE NORTH $84^{\circ}01'02''$ EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID JULINGTON CREEK PLANTATION PARCEL 83 PHASE 1, A DISTANCE OF 475.98 FEET TO AN ANGLE POINT

THEREIN, SAID ANGLE POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RETURN SOUTH 84°01'02" WEST, ALONG THE SOUTHERLY BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK PLANTATION PARCEL 83 PHASE 1, A DISTANCE OF 475.98 FEET TO THE MOST SOUTHERLY CORNER THEREOF, SAID CORNER LYING IN THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD, AND THE WESTERLY BOUNDARY OF JULINGTON CREEK UNIT SIX; THENCE SOUTH 05°58'58" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE AND WESTERLY BOUNDARY, A DISTANCE OF 1234.76 FEET TO THE AFOREMENTIONED MOST NORTHERLY CORNER OF JULINGTON CREEK PLANTATION PARCEL 67; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID JULINGTON CREEK PLANTATION PARCEL 67, SOUTH 57°43'18" EAST, A DISTANCE OF 2552.15 FEET; THENCE NORTH 73°31'56" EAST, A DISTANCE OF 145.99 FEET TO THE NORTHEASTERLY CORNER OF SAID JULINGTON CREEK PLANTATION PARCEL 67; THENCE SOUTH 13°37'06" WEST, CONTINUING ALONG THE BOUNDARY OF SAID JULINGTON CREEK PLANTATION PARCEL 67, A DISTANCE OF 166.86 FEET TO A POINT LYING IN THE NORTHEASTERLY BOUNDARY OF TRACT "D", AS SHOWN ON THE AFOREMENTIONED PLAT OF JULINGTON CREEK UNIT SIX, SAID TRACT "D" HAVING BEEN CONVEYED TO ST. JOHNS COUNTY FOR ADDITIONAL RACETRACK ROAD RIGHT OF WAY BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 1048, PAGE 1369, OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE NORTHEASTERLY BOUNDARY OF SAID TRACT "D" LYING 100.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID RACETRACK ROAD, WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 76°22'54" EAST, ALONG SAID NORTHEASTERLY BOUNDARY OF TRACT "D", A DISTANCE OF 74.17 FEET; THENCE NORTH 13°37'06" EAST, DEPARTING SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 192.79 FEET; THENCE NORTH 64°08'47" EAST, 74.33 FEET; THENCE NORTH 10°45'07" WEST, 126.84 FEET; THENCE NORTH 03°24'07" EAST, 98.28 FEET; THENCE NORTH 28°22'30" EAST, A DISTANCE OF 45.82 FEET TO A POINT LYING IN THE WESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 910, PAGE 1091, PUBLIC RECORDS, SAID COUNTY, THE SAME ALSO BEING COMMON WITH THE BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK UNIT SIX AT THIS POINT; THENCE NORTH 26°53'09" WEST, ALONG SAID COMMON WESTERLY LINE AND BOUNDARY OF JULINGTON CREEK UNIT SIX, A DISTANCE OF 61.34 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 24°22'07" EAST, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 373.30 FEET; CONTINUING ALONG THE BOUNDARY OF SAID JULINGTON CREEK UNIT SIX, RUN THENCE NORTH 80°11'45" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 910, PAGE 1091, AND ALSO ALONG THE NORTHERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 569, PAGE 331, PUBLIC RECORDS, SAID COUNTY, FOR A DISTANCE OF 300.00 FEET; THENCE NORTH 17°12'09" WEST, DEPARTING SAID COMMON BOUNDARY LINE, A DISTANCE OF 636.32 FEET; THENCE NORTH 22°03'41" WEST, A DISTANCE OF 800.01 FEET; THENCE NORTH 00°22'47" WEST, A DISTANCE OF 517 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE IN A GENERALLY NORTHWESTERLY DIRECTION, ALONG THE MEANDERINGS OF SAID MEAN HIGH WATER LINE, A DISTANCE OF 2120 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHEASTERLY BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK PLANTATION PARCEL 83 PHASE 1, SAID

SOUTHEASTERLY BOUNDARY BEARING NORTH 23°59'45" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 23°59'45" WEST, ALONG SAID SOUTHEASTERLY BOUNDARY, A DISTANCE OF 1085 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

PARCELS 64 AND 65 PHASE 1

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING COMPRISED OF A PART OF THAT CERTAIN PORTION OF JULINGTON CREEK UNIT SIX, MAP BOOK 17, PAGES 22 THROUGH 52, NOW VACATED BY RESOLUTION NUMBER 95-150 RECORDED IN OFFICIAL RECORDS VOLUME 1131, PAGE 644, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH THOSE PARTS OF TRACTS "E" AND "F" OF THE NON-VACATED PORTION OF SAID JULINGTON CREEK UNIT SIX, AS DESCRIBED IN DEED OF CONVEYANCE FROM ST. JOHNS COUNTY RECORDED IN OFFICIAL RECORDS VOLUME 1465, PAGE 1614, PUBLIC RECORDS, SAID COUNTY, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A POINT LYING IN THE NORTHEASTERLY BOUNDARY OF TRACT "D", AS SHOWN ON THE AFOREMENTIONED PLAT OF JULINGTON CREEK UNIT SIX, SAID POINT BEING IN A LINE LYING PARALLEL WITH AND 100.00 FEET NORTHEASTERLY OF THE CENTERLINE OF RACETRACK ROAD AS NOW ESTABLISHED, WHEN MEASURED AT RIGHT ANGLES THERETO, AND THE POINT REFERRED TO BEING THE SOUTHEASTERLY CORNER OF JULINGTON CREEK PLANTATION PARCEL 67, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 42, PAGES 29 THROUGH 34, PUBLIC RECORDS, SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY BOUNDARY OF TRACT "D" AND ALONG SAID LINE LYING PARALLEL WITH THE CENTERLINE OF RACETRACK ROAD, SOUTH 76°22'54" EAST, A DISTANCE OF 1637.75 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 569, PAGE 331, PUBLIC RECORDS, SAID COUNTY, THE SAME ALSO BEING COMMON WITH THE BOUNDARY OF SAID JULINGTON CREEK UNIT SIX AT THIS POINT, SAID POINT OF INTERSECTION BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED TRACT "E" OF JULINGTON CREEK UNIT SIX, AND ALSO BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG SAID LINE LYING PARALLEL WITH THE CENTERLINE OF RACETRACK ROAD, AND ALONG THE NORTHEASTERLY BOUNDARY OF THE AFOREMENTIONED TRACTS "E" AND "F" OF JULINGTON CREEK UNIT SIX, SOUTH 76°22' 54" EAST, A DISTANCE OF 1399.09 FEET; THENCE NORTH 13°37'06" EAST, DEPARTING THE NORTHEASTERLY BOUNDARY OF SAID TRACT "F", A DISTANCE OF 527.01 FEET TO THE POINT OF CURVATURE OF A CURVE LYING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, AROUND THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY THEREOF, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS

NORTH 58°37'06" EAST, 35.36 FEET; THENCE SOUTH 76°22'54" EAST, TANGENT TO SAID CURVE, A DISTANCE OF 40.64 FEET; THENCE NORTH 13°37'06" EAST, A DISTANCE OF 166.14 FEET; THENCE NORTH 79°36'00" EAST, A DISTANCE OF 311.73 FEET; THENCE NORTH 23°34'00" WEST, 783.93 FEET; THENCE NORTH 40°50'45" WEST, 969.50 FEET; THENCE NORTH 05°00'00" EAST, 257.52 FEET; THENCE NORTH 85°00'00" WEST, 840.00 FEET; THENCE NORTH 64°44'30" WEST, 468.17 FEET; THENCE SOUTH 70°40'30" WEST, 245.00 FEET; THENCE NORTH 79°18'15" WEST, 635.00 FEET; THENCE SOUTH 14°18'10" EAST, A DISTANCE OF 1145.00 FEET TO A POINT LYING IN THE NORTHERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 569, PAGE 331, THE SAME ALSO BEING COMMON WITH THE BOUNDARY OF THE AFOREMENTIONED JULINGTON CREEK UNIT SIX, PORTIONS OF THE PLAT OF WHICH HAVE NOW BEEN VACATED; THENCE NORTH 80°11'45" EAST, ALONG SAID COMMON NORTHERLY LINE AND BOUNDARY OF JULINGTON CREEK UNIT SIX, A DISTANCE OF 364.00 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 19°54'07" EAST; ALONG SAID COMMON BOUNDARY, A DISTANCE OF 1467.73 FEET TO THE POINT OF BEGINNING.

PARCEL I:

UNDEVELOPED PARCEL 3

A parcel of land lying in Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, being comprised of a part of that certain portion of Julington Creek Unit Seven, Map Book 18, Pages 6 through 32, now vacated by Resolution Number 95-151 recorded in Official Records Volume 1131, Page 650, of the Public Records of said St. Johns County, Florida; together with those parts of Tracts "A" and "B" of the non-vacated portion of said Julington Creek Unit Seven, as described in deed of conveyance from St. Johns County recorded in Official Records Volume 1465, Page 1614, Public Records, said County, said parcel being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of the Northerly portion of the aforementioned Julington Creek Unit Seven, said portion lying Northerly of Racetrack Road as now established; thence South $89^{\circ} 11' 36''$ West, along the Northerly boundary of said Northerly portion of Julington Creek Unit Seven, a distance of 322.35 feet to the Northwesterly corner of lands described and recorded in Official Records Volume 705, Page 1752, of the aforementioned Public Records of St. Johns County, Florida, said Northwesterly corner being the Point of Beginning for this description.

From the Point of Beginning thus described, thence South $00^{\circ} 33' 34''$ East, along the Westerly line of the aforementioned lands described in Official Records Volume 705, Page 1752, and along the Southerly prolongation of said Westerly line, a distance of 500.29 feet to its point of intersection with a line lying parallel with and 100.00 feet Northeasterly of the centerline of the aforementioned Racetrack Road, when measured at right angles thereto; thence North $76^{\circ} 22' 54''$ West, along said parallel line, a distance of 2008.25 feet to its point of intersection with the aforementioned Northerly boundary of Julington Creek Unit Seven; thence North $89^{\circ} 11' 36''$ East, along said Northerly boundary, a distance of 1947.10 feet to the Point of Beginning.

PARCEL J:

UNDEVELOPED PARCEL 4

A parcel of land lying in Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, being comprised of a part of that certain portion of Julington Creek Unit Seven, Map Book 18, Pages 6 through 32, now vacated by Resolution Number 95-151 recorded in Official Records Volume 1131, Page 650, of the Public Records of said St. Johns County, Florida; together with a part of Tracts "D" and "E" of the non-vacated portion of said Julington Creek Unit Seven, as described in deed of conveyance from St. Johns County recorded in Official Records Volume 1465, Page 1614, Public Records, said County, said parcel being more particularly described as follows:

For a Point of Beginning, commence at a Southeasterly corner of that portion of the aforementioned Julington Creek Unit Seven which lies Southwesterly of Racetrack Road as now established, said corner being the intersection of the most Easterly boundary of said Julington Creek Unit Seven and the Southerly boundary of the aforementioned Section 36, as shown on said plat of Julington Creek Unit Seven recorded in Map Book 18, Pages 6 through 32, Public Records, said County; thence South $89^{\circ} 13' 19''$ West, along the Southerly boundary of said Julington Creek Unit Seven, a distance of 777.72 feet to the Southeasterly corner of lands identified and described as School Site - Parcel 60 in Official Records Volume 1100, Page 158, Public Records, said County; thence along and with the Easterly boundary of said lands as follows: North $18^{\circ} 15' 51''$ West, a distance of 93.49 feet; thence North $24^{\circ} 40' 12''$ West, 30.39 feet; thence North $15^{\circ} 53' 22''$ West, 115.84 feet; thence North $09^{\circ} 19' 05''$ West, 81.63 feet; thence North $06^{\circ} 57' 15''$ West, 99.00 feet; thence North $05^{\circ} 05' 07''$ West, 109.41 feet; thence North $05^{\circ} 48' 15''$ West, 110.18 feet; thence North $07^{\circ} 47' 21''$ West, 106.90 feet; thence North $10^{\circ} 18' 50''$ West, a distance of 32.32 feet to a point of intersection with a line lying parallel with and 100.00 feet Southwesterly of the centerline of Racetrack Road as now established, when measured at right angles thereto; thence along said parallel line and departing the aforementioned Easterly boundary of lands described in Official Records Volume 1100, Page 158, run South $76^{\circ} 22' 54''$ East a distance of 938.88 feet to its point of intersection with the aforementioned most Easterly boundary of Julington Creek Unit Seven; thence South $00^{\circ} 33' 34''$ East, along said Easterly boundary, a distance of 531.36 feet to the Point of Beginning.

PARCEL K:

UNDEVELOPED PARCEL 5

A parcel of land lying in Sections 34, 35, and 36, Township 4 South, Range 27 East, and in Section 2, Township 5 South, Range 27 East, St. Johns County, Florida, being comprised of a part of that certain portion of Julington Creek Unit Six, Map Book 17, Pages 22 through 52, now vacated by Resolution Number 95-150 recorded in Official Records Volume 1131, Page 644, of the Public Records of said St. Johns County, Florida, and a part of that certain portion of Julington Creek Unit Seven, Map Book 18, Pages 6 through 32, now vacated by Resolution Number 95-151 recorded in Official Records Volume 1131, Page 650, Public Records, said County, together with a part of Tract "B" of the non-vacated portion of said Julington Creek Unit Six, and a part of Tracts "E" and "F" of the non-vacated portion of said Julington Creek Unit Seven, all as described in deed of conveyance from St. Johns County recorded in Official Records Volume 1465, Page 1614, Public Records, said County, said parcel being more particularly described as follows:

For a Point of Beginning, commence at a point lying in the Southwesterly boundary of the aforementioned Tract "B" of Julington Creek Unit Six, said point being in a line lying parallel with and 100.00 feet Southwesterly of the centerline of Racetrack Road as now established, when measured at right angles thereto, and the point referred to being the Northeasterly corner of Julington Creek Plantation Parcel 56 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 83 through 91, of the aforementioned Public Records of St. Johns County, Florida; thence South $76^{\circ} 22' 54''$ East, along said parallel line, a distance of 3242.22 feet to its point of intersection with the Westerly boundary of lands identified and described as School Site - Parcel 60 in Official Records Volume 1100, Page 158, Public Records, said County; thence South $01^{\circ} 36' 48''$ East, along said Westerly boundary of lands described in Official Records Volume 1100, Page 158, a distance of 1034.69 feet to the Southwesterly corner thereof, said Southwesterly corner lying in a Southerly boundary of the aforementioned Julington Creek Unit Seven; thence South $89^{\circ} 13' 19''$ West, along said Southerly boundary, a distance of 713.13 feet to an angle point therein; thence continue along and with said boundary of Julington Creek Unit Seven as follows: South $89^{\circ} 15' 04''$ West, 660.28 feet; thence North $01^{\circ} 36' 48''$ West, 1320.37 feet; thence South $89^{\circ} 13' 37''$ West, 664.62 feet; thence South $01^{\circ} 47' 18''$ East, 1320.15 feet; thence South $02^{\circ} 14' 04''$ East, 1340.96 feet; thence South $89^{\circ} 33' 39''$ West, 662.34 feet; thence North $02^{\circ} 10' 39''$ West, 1336.69 feet; thence South $89^{\circ} 12' 29''$ West, 660.57 feet; thence South $89^{\circ} 13' 36''$ West, 2641.92 feet; thence South $89^{\circ} 14' 24''$ West, a distance of 1111.37 feet to the Southeasterly corner of Julington Creek Plantation Parcel 53 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 1 through 8, Public Records, said County; departing the aforementioned boundary of Julington Creek Unit Seven, run thence along and with the Easterly boundary of said Julington Creek Plantation Parcel 53 Phase 1 as follows: North $00^{\circ} 45' 36''$ West, 311.82 feet; thence North $39^{\circ} 00' 48''$ East, 110.00 feet; thence South $50^{\circ} 59' 12''$ East, a distance of 20.93 feet to the point of curvature of a curve lying concave Northeasterly and having a radius of 225.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of $11^{\circ} 20' 52''$, for an arc distance of 44.56 feet to a point on said curve, said arc being subtended by a chord which bears South $56^{\circ} 39' 38''$ East, 44.49 feet; thence North $27^{\circ} 39' 56''$ East, a distance of 50.00 feet to a point on a curve lying concave Northeasterly, said curve having a radius of 175.00 feet and being concentric with the last mentioned curve; thence Northwesterly, around the arc of said curve and through a central angle of $11^{\circ} 20' 52''$, for an arc distance of 34.66 feet to the point of tangency of said curve, said arc being subtended by a chord which bears North $56^{\circ} 39' 38''$ West, 34.60 feet; thence North $50^{\circ} 59' 12''$ West, tangent to said curve, a distance of 38.52 feet;

thence North 39° 00' 48" East, a distance of 151.22 feet to a point on a curve lying concave Northeasterly and having a radius of 250.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of 22° 24' 48", for an arc distance of 97.80 feet to the point of tangency thereof, said arc being subtended by a chord which bears South 64° 57' 33" East, 97.17 feet; thence South 76° 09' 57" East, tangent to said curve, a distance of 99.61 feet; thence South 77° 21' 12" East, 133.59 feet; thence South 80° 36' 53" East, a distance of 133.08 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 20.00 feet; thence Northeasterly, around the arc of said curve and through a central angle of 101° 23' 00", for an arc distance of 35.39 feet to the point of tangency thereof, said arc being subtended by a chord which bears North 48° 41' 37" East, 30.95 feet; thence North 01° 59' 53" West, tangent to said curve, a distance of 30.21 feet to the point of curvature of a curve lying concave Southwesterly and having a radius of 20.00 feet; thence Northwesterly, around the arc of said curve and through a central angle of 62° 37' 42", for an arc distance of 21.86 feet to the point of tangency thereof, said arc being subtended by a chord which bears North 33° 18' 44" West, 20.79 feet; thence North 64° 37' 35" West, tangent to said curve, a distance of 101.93 feet; thence North 66° 39' 00" West, 76.18 feet; thence North 66° 52' 45" West, a distance of 337.80 feet to the point of curvature of a curve lying concave Northeasterly and having a radius of 479.00 feet; thence Northwesterly, around the arc of said curve and through a central angle of 42° 09' 29", for an arc distance of 352.45 feet to a point on said curve, said arc being subtended by a chord which bears North 45° 48' 01" West, 344.55 feet; thence North 24° 00' 22" East, departing said curve, a distance of 81.79 feet; thence North 72° 38' 30" East, a distance of 146.00 feet to a point on a curve lying concave Northeasterly and having a radius of 275.00 feet; thence Northwesterly, around the arc of said curve and through a central angle of 17° 26' 02", for an arc distance of 83.68 feet to a point on said curve, said arc being subtended by a chord which bears North 08° 38' 29" West, 83.35 feet; thence South 89° 55' 28" East, departing said curve. A distance of 125.00 feet; thence North 03° 59' 22" East, 63.86 feet; thence North 14° 40' 16" East, a distance of 70.35 feet to a point in the common boundary between said Julington Creek Plantation Parcel 53 Phase 1, and Julington Creek Plantation Parcel 54 Phase 1, according to the plat thereof recorded in Map Book 38, Pages 51 through 56, Public Records, said County; thence North 17° 22' 54" East, along the Easterly boundary of said Julington Creek Plantation Parcel 54 Phase 1, a distance of 147.63 feet to the most Westerly corner of Julington Creek Plantation Parcel 55 Phase 2, according to the plat thereof recorded in Map Book 40, Pages 19 through 23, Public Records, said County; thence South 72° 37' 06" East, along the Southerly boundary of said Julington Creek Plantation Parcel 55 Phase 2, a distance of 223.08 feet; thence South 68° 53' 00" East, along said Southerly boundary, a distance of 513.69 feet to the most Westerly corner of Julington Creek Plantation Parcel 55 Phase 3, according to the plat thereof recorded in Map Book 42, Pages 19 through 23, Public Records, said County; thence South 69° 26' 07" East, along the Southerly boundary of said Julington Creek Plantation Parcel 55 Phase 3, a distance of 1182.08 feet to a point on the common boundary between said Julington Creek Plantation Parcel 55 Phase 3, and the aforementioned Julington Creek Plantation Parcel 56 Phase 1; thence along and with the Southerly and Easterly boundary of said Julington Creek Plantation Parcel 56 Phase 1 as follows: South 73° 26' 12" East, 891.01 feet; thence North 56° 52' 35" East, 218.23 feet; thence North 68° 59' 06" East, 173.02 feet; thence North 61° 28' 00" East, 81.28 feet; thence North 52° 06' 51" East, 160.00 feet; thence South 37° 53' 09" East, 160.00 feet; thence North 52° 06' 51" East, a distance of 11.50 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 525.00 feet; thence Northeasterly, around the arc of said curve and through a central angle of 03° 47' 31", for an arc distance of 34.75 feet to a point on said curve, said arc being subtended by a chord which bears North 50° 13' 05" East, 34.74 feet; thence South 41° 40' 40" East, departing said curve, a distance of 137.42 feet; thence North 30° 35'

00" East, a distance of 115.71 feet to a point on a curve lying concave Northeasterly and having a radius of 325.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of $11^{\circ} 03' 58''$, for an arc distance of 62.77 feet to a point on said curve, said arc being subtended by a chord which bears South $64^{\circ} 56' 59''$ East, 62.67 feet; thence North $19^{\circ} 31' 02''$ East, departing said curve, a distance of 95.00 feet; thence North $65^{\circ} 29' 39''$ West, 40.00 feet; thence North $29^{\circ} 29' 40''$ East, 56.45 feet; thence North $19^{\circ} 57' 49''$ East, 93.32 feet; thence North $12^{\circ} 06' 07''$ East, 93.25 feet; thence North $23^{\circ} 46' 55''$ East, 278.92 feet; thence North $02^{\circ} 03' 25''$ East, 164.15 feet; thence North $08^{\circ} 28' 53''$ West, a distance of 436.38 feet to the Point of Beginning.

PARCEL L:

UNDEVELOPED PARCEL 6

A parcel of land lying in Section 34, Township 4 South, Range 27 East, St. Johns County, Florida, being a part of that certain portion of Julington Creek Unit Seven, Map Book 18, Pages 6 through 32, now vacated by Resolution Number 95-151 recorded in Official Records Volume 1131, Page 650, of the Public Records of said St. Johns County, Florida, and a portion of Julington Creek Unit Eight, Map Book 18, Pages 33 through 51, now entirely vacated by Resolution Number 95-152 recorded in Official Records Volume 1131, Page 656, Public Records, said County, said parcel being more particularly described as follows:

For a Point of Beginning, commence at an angle point in the Southerly boundary of the aforementioned Julington Creek Unit Seven, said angle point also being the Southwesterly corner of Julington Creek Plantation Parcel 53 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 1 through 8, of the aforementioned Public Records of St. Johns County, Florida; departing said Southerly boundary of Julington Creek Unit Seven, run thence along and with the Westerly boundary of said Julington Creek Plantation Parcel 53 Phase 1 as follows: North $44^{\circ} 55' 55''$ West, 771.56 feet; thence North $56^{\circ} 46' 03''$ East, 990.52 feet; thence North $57^{\circ} 44' 36''$ West, departing said Westerly boundary of Julington Creek Plantation Parcel 53 Phase 1, a distance of 248.59 feet; thence South $38^{\circ} 51' 50''$ West, 330.25 feet; thence North $49^{\circ} 40' 00''$ West, a distance of 190.29 feet to a point lying in the Southerly boundary of Julington Creek Plantation Parcel 44 Phase 1A, according to the plat thereof recorded in Map Book 34, Pages 19 through 27, Public Records, said County; thence along said Southerly boundary and along the Southerly right of way line of Durbin Creek Boulevard, a 125 foot right of way shown on said plat of Julington Creek Plantation Parcel 44 Phase 1A, run South $40^{\circ} 20' 00''$ West, a distance of 247.47 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 2575.00 feet; thence Southwesterly, around the arc of said curve and through a central angle of $48^{\circ} 54' 24''$, for an arc distance of 2197.97 feet to the point of tangency thereof, said arc being subtended by a chord which bears South $64^{\circ} 47' 12''$ West, 2131.85 feet; thence South $89^{\circ} 14' 24''$ West, tangent to said curve, a distance of 260.53 feet to the Northeasterly corner of Julington Creek Plantation Parcels 32 and 34 Phase 2, according to the plat thereof recorded in Map book 35, Pages 22 through 31, Public Records, said County; thence departing said Southerly right of way line and Southerly boundary of Julington Creek Plantation Parcel 44 Phase 1A, run South $00^{\circ} 48' 07''$ East, along the Easterly boundary of the aforementioned Julington Creek Plantation Parcels 32 and 34 Phase 2, a distance of 22.28 feet to the most Northern Southerly boundary of the aforementioned Julington Creek Unit Eight, the plat of which has now been vacated; thence North $89^{\circ} 14' 31''$ East, along said Southerly boundary, a distance of 1258.94 feet to the Southerly corner common to said Julington Creek Unit Eight and the aforementioned Julington Creek Unit Seven, portions of the plat of which have now been vacated; thence North $89^{\circ} 14' 31''$ East, along the Southerly boundary of said Julington Creek Unit Seven, a distance of 1369.31 feet to the Point of Beginning.

PARCEL M:**UNDEVELOPED PARCEL 7**

A parcel of land lying in Sections 33 and 34, Township 4 South, Range 27 East, St. Johns County, Florida, being comprised of a part of that certain portion of Julington Creek Unit Seven, Map Book 18, Pages 6 through 32, now vacated by Resolution Number 95-151 recorded in Official Records Volume 1131, Page 650, of the Public Records of said St. Johns County, Florida, and also being a part of Julington Creek Unit Eight, Map Book 18, Pages 33 through 51, now entirely vacated by Resolution Number 95-152 recorded in Official Records Volume 1131, Page 656, Public Records, said County, said parcel being more particularly described as follows:

For a Point of Beginning, commence at a point on a curve in the boundary of Julington Creek Plantation Parcel 44 Phase 1A, according to the plat thereof recorded in Map Book 34, Pages 19 through 27, of the aforementioned Public Records of St. Johns County, Florida, said point on a curve being the most Southerly point of that portion of common boundary between the Northerly right of way line of Durbin Creek Boulevard, a 125 foot right of way as now established, and the boundary of Tract T-3, both being shown on said plat of Julington Creek Plantation Parcel 44 Phase 1A; thence along said boundary of Julington Creek Plantation Parcel 44 Phase 1A and along said Northerly right of way line of Durbin Creek Boulevard, run Southwesterly around the arc of a curve lying concave Northwesterly and having a radius of 2450.00 feet and a central angle of $45^{\circ} 55' 11''$, for an arc distance of 1963.55 feet to the point of tangency of said curve, said arc being subtended by a chord which bears South $66^{\circ} 16' 48''$ West, 1911.42 feet; continuing along said boundary and Northerly right of way line of Durbin Creek Boulevard, and tangent to the last mentioned curve, thence South $89^{\circ} 14' 24''$ West, a distance of 291.85 feet to the point of curvature of a curve lying concave Northeasterly, said curve having a radius of 925.00 feet and also defining said boundary of Julington Creek Plantation Parcel 44 Phase 1A and Northerly right of way line of Durbin Creek Boulevard; thence Northwesterly, around the arc of said curve and through a central angle of $10^{\circ} 29' 04''$, for an arc distance of 169.26 feet to a point on said curve, said arc being subtended by a chord which bears North $85^{\circ} 31' 04''$ West, a distance of 169.03 feet to the point on said curve, said point lying in an Easterly boundary of Julington Creek Plantation Parcel 34 Phase 1, according to the plat thereof recorded in Map Book 32, Pages 62 through 70, Public Records, said County; thence North $09^{\circ} 43' 28''$ East, along said Easterly boundary of Julington Creek Plantation Parcel 34 Phase 1, for a distance of 266.29 feet to the Northeasterly corner thereof, said Northeasterly corner lying in the Southwesterly boundary of Julington Creek Plantation Parcel 48 Phase 2, according to the plat thereof recorded in Map Book 35, Pages 12 through 16, Public Records, said County; thence South $50^{\circ} 43' 00''$ East, along said Southwesterly boundary, for a distance of 72.45 feet to the most Southerly corner of said Julington Creek Plantation Parcel 48 Phase 2; thence North $51^{\circ} 34' 28''$ East, along the Southeasterly boundary of said Julington Creek Plantation Parcel 48 Phase 2, a distance of 902.98 feet to the most Easterly corner thereof, said most Easterly corner also being the most Southerly corner of Julington Creek Plantation Parcel 44 Phase 1B, according to the plat thereof recorded in Map Book 35, Pages 5 through 11, Public Records, said County, and also being the most Westerly corner of the aforementioned Tract T-3 as shown on the plat of Julington Creek Plantation Parcel 44 Phase 1A; thence along and with the boundary of said Julington Creek Plantation Parcel 44 Phase 1A and along the boundary of said Tract T-3 as follows: South $83^{\circ} 43' 03''$ East, 730.27 feet; thence North $69^{\circ} 26' 43''$ East, 566.49 feet; thence South $46^{\circ} 40' 47''$ East, a distance of 200.00 feet to the Point of Beginning.

PARCEL N:

SALES CENTER

A parcel of land lying in Section 32, Township 4 South, Range 27 East, St. Johns County, Florida, being a part of that certain portion of Julington Creek Unit Nine, Map Book 18, Pages 77 through 121, now vacated by Resolution Number 94-19 recorded in Official Records Volume 1039, Page 493, of the Public Records of said St. Johns County, Florida, and being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Julington Creek Unit One, according to the plat thereof recorded in Map Book 16, Pages 35 through 51, of the aforementioned Public Records of St. Johns County, Florida; thence along and with the Southerly boundary of said Julington Creek Unit One as follows: South $53^{\circ} 52' 19''$ West, a distance of 200.00 feet to a point on a curve lying concave to the South, said curve having a radius of 25.00 feet and defining the common boundary of said Julington Creek Unit One, and the Northerly boundary of lands described and recorded in Official Records Volume 1513, Page 373, Public Records, said County; thence Northwesterly along said common boundary, around the arc of said curve and through a central angle of $87^{\circ} 23' 13''$, for an arc distance of 38.13 feet to the point of tangency thereof, said arc being subtended by a chord which bears North $79^{\circ} 48' 49''$ West, a distance of 34.54 feet to said point of tangency, the same also being the most Easterly corner of the Sixth Replat in Julington Creek Unit One, according to the plat thereof recorded in Map Book 27, Pages 52 through 56, Public Records, said County; thence tangent to the last mentioned curve, and along the common boundary of said Sixth Replat in Julington Creek Unit One and lands described in Official Records Volume 1513, Page 373, South $56^{\circ} 30' 03''$ West, a distance of 185.95 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 1700.00 feet; thence Southwesterly along said common boundary, and around the arc of said curve and through a central angle of $01^{\circ} 33' 45''$, for an arc distance of 46.36 feet to the most Westerly corner of said lands described in Official Records Volume 1513, Page 373, said arc being subtended by a chord which bears South $57^{\circ} 16' 56''$ West, a distance of 46.36 feet to said most Westerly corner, the same also being the Point of Beginning for this description.

From the Point of Beginning thus described, and departing the aforementioned common boundary between Julington Creek Unit One and the Sixth Replat in Julington Creek Unit One, run thence along and with the boundary of said lands described in Official Records Volume 1513, Page 373, as follows: South $26^{\circ} 49' 01''$ East, a distance of 128.72 feet to the point of curvature of a curve lying concave Westerly and having a radius of 140.00 feet; thence Southerly, around the arc of said curve and through a central angle of $48^{\circ} 18' 03''$, for an arc distance of 118.02 feet to the point of tangency thereof, said arc being subtended by a chord which bears South $02^{\circ} 40' 00''$ East, 114.56 feet; thence South $21^{\circ} 29' 02''$ West, tangent to said curve, a distance of 39.23 feet; thence South $67^{\circ} 09' 45''$ East, a distance of 69.80 feet to the most Southerly corner of said lands described in Official Records Volume 1513, Page 373; thence departing the boundary of said lands; run South $19^{\circ} 27' 00''$ West, a distance of 24.92 feet; thence North $67^{\circ} 09' 45''$ West, a distance of 47.59 feet to an angle point in the Northerly boundary of lands identified and described as Conservation Easement W-1, in Official Records Volume 929, Page 684, Public Records, said County; thence along and with the Northerly boundary of said Conservation Easement W-1 as follows: North $65^{\circ} 31' 13''$ West, 69.04 feet; North $76^{\circ} 43' 47''$ West, 47.78 feet; North $88^{\circ} 19' 46''$ West, 34.25 feet; North $56^{\circ} 10' 36''$ West, 53.78 feet; North $73^{\circ} 18' 13''$ West, 91.92 feet; North $70^{\circ} 19' 16''$ West, 51.63 feet; thence North $82^{\circ} 02' 23''$

West, a distance of 98.59 feet to a point lying in the aforementioned 1700.00 foot radius curve defining the common boundary between Julington Creek Unit One and the Sixth Replat in Julington Creek Unit One; thence Northeasterly along said common boundary, around the arc of said curve and through a central angle of $13^{\circ} 29' 23''$, for an arc distance of 400.25 feet, said arc being subtended by a chord which bears North $64^{\circ} 48' 30''$ East, a distance of 399.33 feet to the Point of Beginning.

PARCEL O:

UNDEVELOPED PARCEL 9

A parcel of land lying in Section 4, Township 5 South, Range 27 East, St. Johns County, Florida, being a part of Julington Creek Unit Eight, Map Book 18, Pages 33 through 51, now vacated by Resolution Number 95-152 recorded in Official Records Volume 1131, Page 656, of the Public Records of said St. Johns County, Florida, and being more particularly described as follows:

For a Point of Beginning, commence at a point lying in the Southerly boundary of the aforementioned Julington Creek Unit Eight, said point being the Southeasterly corner of Julington Creek Plantation Parcel 30, according to the plat thereof recorded in Map Book 38, Pages 1 through 7, of the aforementioned Public Records of St. Johns County, Florida; thence North $00^{\circ} 28' 26''$ West, along the Easterly boundary of said Julington Creek Plantation Parcel 30, a distance of 252.66 feet to a point on a curve lying concave Northeasterly and having a radius of 1075.00 feet, said curve defining the Southerly right of way line of Flora Branch Boulevard and Southerly boundary of Julington Creek Plantation Parcel 26-27, according to the plat thereof recorded in Map Book 36, Pages 81 through 96, Public Records, said County; thence along said Southerly right of way line and Southerly boundary, run Southeasterly around the arc of the aforementioned 1075.00 foot radius curve and through a central angle of $40^{\circ} 00' 27''$, for an arc distance of 750.63 feet to the point of tangency thereof, said arc being subtended by a chord which bears South $70^{\circ} 26' 04''$ East, 735.48 feet; thence North $89^{\circ} 33' 43''$ East, continuing along said Southerly right of way line and Southerly boundary, and tangent to the last mentioned curve, for a distance of 338.64 feet to the point of curvature of a curve lying concave Northwesterly and having a radius of 1075.00 feet; thence Northeasterly, around the arc of said curve and through a central angle of $09^{\circ} 16' 01''$, for an arc distance of 173.87 feet to a point on said curve, said arc being subtended by a chord which bears North $84^{\circ} 55' 42''$ East, a distance of 173.68 feet to a point on the common boundary between said Julington Creek Plantation Parcel 26-27 and Julington Creek Plantation Parcel 31 Phase 1, according to the plat thereof recorded in Map Book 33, Pages 37 through 44, Public Records, said County; thence along said Southerly right of way line of Flora Branch Boulevard, run Northeasterly along the boundary of said Julington Creek Plantation Parcel 31 Phase 1, continuing around the arc of the last mentioned 1075.00 foot radius curve and through a central angle of $18^{\circ} 04' 15''$, for an arc distance of 339.05 feet to a Westerly boundary of said Julington Creek Plantation Parcel 31 Phase 1, said arc being subtended by a chord which bears North $71^{\circ} 15' 34''$ East, 337.65 feet; thence South $00^{\circ} 24' 06''$ East, along said Westerly boundary of Julington Creek Plantation Parcel 31 Phase 1, a distance of 121.12 feet to a point lying in the aforementioned Southerly boundary of Julington Creek Unit Eight, the plat of which has now been vacated; thence South $89^{\circ} 35' 54''$ West, along said Southerly boundary, a distance of 91.24 feet to an angle point therein; thence South $89^{\circ} 33' 43''$ West, along said Southerly boundary, a distance of 1328.72 feet; thence South $89^{\circ} 31' 34''$ West, along said Southerly boundary, a distance of 103.23 feet to the Point of Beginning.

PARCEL P:

PARCEL 69A

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING COMPRISED OF A PART OF THAT CERTAIN PORTION OF JULINGTON CREEK UNIT FOUR, MAP BOOK 16, PAGES 89 THROUGH 111, NOW VACATED BY RESOLUTION NUMBER 95-148 RECORDED IN OFFICIAL RECORDS VOLUME 1131, PAGE 633, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PART OF TRACT "B" OF THE NON-VACATED PORTION OF SAID JULINGTON CREEK UNIT FOUR AS DESCRIBED IN DEED OF CONVEYANCE FROM ST. JOHNS COUNTY RECORDED IN OFFICIAL RECORDS VOLUME 1465, PAGE 1614, PUBLIC RECORDS, SAID COUNTY, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD, AS NOW ESTABLISHED FOR A WIDTH OF 60 FEET, WITH A LINE LYING PARALLEL WITH AND 100.00 FEET NORTHEASTERLY OF THE CENTERLINE OF RACETRACK ROAD AS NOW ESTABLISHED, WHEN MEASURED AT RIGHT ANGLES THERETO, SAID PARALLEL LINE NOW BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID RACETRACK ROAD; THENCE ALONG SAID PARALLEL LINE AND NORTHEASTERLY RIGHT OF WAY LINE, AND ALSO ALONG THE NORTHEASTERLY BOUNDARY OF TRACTS "C" AND "B" OF THE AFOREMENTIONED JULINGTON CREEK UNIT FOUR, ALL OR PORTIONS OF SAID TRACTS HAVING BEEN CONVEYED TO ST. JOHNS COUNTY FOR ADDITIONAL RACETRACK ROAD RIGHT OF WAY BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 1048, PAGE 1369, PUBLIC RECORDS, SAID COUNTY, RUN NORTH 76°22'54" WEST, A DISTANCE OF 3569.13 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG THE AFOREMENTIONED PARALLEL LINE AND NORTHEASTERLY RIGHT OF WAY LINE OF RACETRACK ROAD, AND ALONG THE NORTHEASTERLY BOUNDARY OF THE AFOREMENTIONED TRACT "B" OF JULINGTON CREEK UNIT FOUR, NORTH 76°22'54" WEST, A DISTANCE OF 384.62 FEET; THENCE NORTH 13°37'06" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE OF RACETRACK ROAD, A DISTANCE OF 1196.96 FEET; THENCE SOUTH 75°13'14" EAST, A DISTANCE OF 384.69 FEET; THENCE SOUTH 13°37'06" WEST, A DISTANCE OF 1189.16 FEET TO THE POINT OF BEGINNING

JAX1 #642652 v3

EXHIBIT "B"

Tax Parcel Numbers

249024-2620 (affecting Lot, 262, Parcel 24 - 25);

249026-0010, 249026-0040, 249026-0050, 249026-0060, 249026-0070, 249026-0080, 249026-0090, 249026-0120, 249026-0130, 249026-0140, 249026-0150, 249026-0190, 249026-0200, 249026-0260, 249026-0270, 249026-0390, 249026-0430, 249026-0450, 249026-0490, 249026-0720, 249026-0740, 249026-0830, 249026-0860, 249026-0950, 249026-0960 (affecting Lots in Parcel 26 - 27);

249010-0070 (affecting Lot 7, Parcel 10);

249028-0010, 249028-0030, 249028-0100, 249028-0170, 249028-0190, 249028-0200, 249028-0210, 249028-0220, 249028-0230, 249028-0250, 249028-0270, 249028-0280, 249028-0290, 249028-0310, 249028-0320, 249028-0350, 249028-0410, 249028-0440, 249028-0450, 249028-0500, 249028-0510, 249028-0630, 249028-0640, 249028-0650, 249028-0710, 249028-0740, 249028-0820, 249028-0870, 249028-0880, 249028-0930, 249028-0960, 249028-1000, 249028-1010, 249028-1060, 249028-1070, (affecting Lots in Parcel 28 - 29);

249000-3000, 249000-7000 and 249000-9000.

EXHIBIT "C"

Permitted Encumbrances

1. Taxes for the year 2002 and taxes or assessments which are not shown as existing liens by the public records or which may be levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1 of each year, but are not due and payable until November 1 of that same year, pursuant to Section 197.333 F.S.
2. Any claim that any part of said land is owned by the State of Florida by right of sovereignty and riparian rights, if any (affecting UNDEVELOPED PARCELS 2 & 8).
3. Any and all rights of the United States of America over any lands now or formerly lying under navigable waters, arising by reason of the authority of the United States of America to control navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas (affecting UNDEVELOPED PARCELS 2 & 8).
4. Development Order and Notice (s) Of Adoption Of Development Order recorded in Official Records Book 535, page 247, Official Records Book 537, page 91, Official Records Book 701, page 1776, Official Records Book 740, page 430, Official Records Book 777, page 1757, Official Records Book 967, page 884, Official Records Book 967, page 888, Resolution (s) recorded in Official Records Book 739, page 1493, Official Records Book 742, page 342 and Official Records Book 1085, page 1, Notice Of Amendment Of Development Order For A Development Of Regional Impact Known As The Julington Creek DRI recorded in Official Records Book 1020, page 1512, Resolution recorded in Official Records Book 1140, page 1763, Notice Of Adoption Of An Amendment To A Development Order For The Julington Creek Plantation Development Of Regional Impact recorded in Official Records Book 1227, page 468; Official Records Book 1462, page 890, Official Records Book 1488, page 556, Official Records Book 1529, page 1586, recorded in Official Records Book 1583, page 818 and Official Records Book 1666, page 955, all of the public records of St. Johns County, Florida.
5. Paragraphs 13 and 14 contained in the Declaration (s) of Restrictions recorded in Official Records Book 649, page 538, Official Records Book 649, page 544, Official Records Book 649, page 550, Official Records Book 649, page 556, Official Records Book 649, page 562, Official Records Book 649, page 568, Official Records Book 665, page 601, Official Records Book 665, page 606, Official Records Book 673, page 2150, and Partial Rescission of Declaration of Restrictions recorded in Official Records Book 1004, page 1850, Official Records Book 1026, page 1958, Official Records Book 1026, page 1960, Official Records Book 1026, page 1962, Official Records Book 1004, page 1854, Official Records Book 1026, page 1964, Official Records Book 1026, page 1966, Official Records Book 1026, page 1968 and Official Records Book 1026, page 1970: ASSIGNMENT AND ASSUMPTION OF RESERVED INTEREST recorded in Official Records Book 1177, page 1176 and ASSIGNMENT OF CERTAIN RESERVED RIGHTS recorded in Official Records Book 1428, page 889, of the public records of St. Johns County, Florida.
6. CONSERVATION EASEMENT recorded in Official Records Book 929, page 684 and RELEASE AND AMENDMENT TO DEED OF CONSERVATION EASEMENT recorded in Official Records Book 1380, page 1271, of the public records of St. Johns County, Florida (affecting Undeveloped Parcel 8).

7. ASSIGNMENT OF WATER RIGHTS recorded in Official Records Book 929, page 729, of the public records of St. Johns County, Florida (affecting Undeveloped Parcel 8).
8. RECIPROCAL EASEMENT AGREEMENT recorded in Official Records Book 929, page 750, AMENDMENT recorded in Official Records Book 990, page 1481 and PARTIAL TERMINATION AND GRANT OF EFFLUENT TRANSMISSION LINE EASEMENTS recorded in Official Records Book 1428, page 851, of the public records of St. Johns County, Florida.
9. AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS OF JULINGTON CREEK PLANTATION OWNER'S ASSOCIATION, INC. recorded in Official Records Book 1004, page 1823, Amendment thereto recorded in Official Records Book 1313, page 412 and Second Amendment thereto recorded in Official Records Book 1377, page 1860; ASSIGNMENT AND ASSUMPTION OF RESERVED INTEREST recorded in Official Records Book 1177, page 1176, ASSIGNMENT AND ASSUMPTION OF DEVELOPER RIGHTS between Atlantic Gulf Communities Corporation, a Delaware corporation and Julington Partners Limited Partnership, a Delaware limited partnership, recorded in Official Records Book 1177, page 1186; Supplemental Declaration recorded in Official Records Book 1004, page 1858 and Addendum thereto in Official Records Book 1016, page 1330, First Amendment thereto, recorded in Official Records Book 1074, page 1747, all (First Replat in Unit One "Oak Pointe - Phase I"); Supplemental Declaration recorded in Official Records Book 1004, page 1870 and Addendum thereto recorded in Official Records Book 1016, page 1343, First Amendment To Supplemental Declarations, recorded in Official Records Book 1074, page 1747 (First Replat in Unit One "Timber Trace Phase I"; Supplemental Declaration recorded in Official Records Book 1010, page 1062 and First Amendment thereto recorded in Official Records Book 1077, page 1245 (Second Replat in Unit One "Brook Hollow"); Supplemental Declaration recorded in Official Records Book 1010, page 1074, First Amendment thereto recorded in Official Records Book 1074, page 1747 (Third Replat in Unit One "Willow Pond Phase I"); Supplemental Declaration recorded in Official Records Book 1010, page 1086, First Amendment thereto recorded in Official Records Book 1067, page 556 and Second Amendment thereto recorded in Official Records Book 1074, page 1745 (Fourth Replat in Unit One "Oak Pointe Phase II"); Supplemental Declaration recorded in Official Records Book 1021, page 573, First Amendment thereto recorded in Official Records Book 1074, page 1747 ("Timber Trace Phase II"); Supplemental Declaration recorded in Official Records Book 1065, page 655, First Amendment thereto recorded in Official Records Book 1074, page 1747 ("Creeside Phase I"); Supplemental Declaration recorded in Official Records Book 1065, page 668, First Amendment thereto recorded in Official Records Book 1074, page 1747 ("Willow Pond Phase II"); Supplemental Declaration recorded in Official Records Book 1022, page 178 ("SummerChase"); Supplemental Declaration recorded in Official Records Book 1098, page 1425 (Parcel 35-Phase I "Maplewood Phase I"); Supplemental Declaration recorded in Official Records Book 1098, page 1437 and First Amendment thereto recorded in Official Records Book 1236, page 366 (Parcel 35 "Bayberry Phase I"); Supplemental Declaration recorded in Official Records Book 1128, page 740 (Parcel 35-Phase 2 "Maplewood Phase II"); Supplemental Declaration recorded in Official Records Book 1135, page 217 (Parcel 23-Phase I "Edgewater Phase I"); Supplemental Declaration recorded in Official Records Book 1133, page 1345 and First Amendment thereto recorded in Official Records Book 1149, page 1533 Parcel 20-Phase I "Deer Run Phase I"); Supplemental Declaration recorded in Official Records Book 1168, page 1462 and Consent And Joinder recorded in Official Records Book 1171, page 1031 (Parcel 21-Phase I "Fox Creek Phase I"); Supplemental Declaration recorded in Official Records Book 1168, page 1474 (Parcel 35.1-Phase 6 "Durbin Crossing"); Supplemental Declaration recorded in Official Records Book 1168, page 1486 (Parcel 35-Phase 3 "Bayberry Phase II"); Supplemental Declaration recorded in Official

Records Book 1195, page 1012 and First Amendment thereto recorded in Official Records Book 1202, page 1420 (Parcel 35 Phase 4B "Maplewood Phase III"); Supplemental Declaration recorded in Official Records Book 1215, page 1764; (Parcel 23 Phase II "Edgewater-Phase II"); Supplemental Declaration recorded in Official Records Book 1331, page 1004 and First Amendment thereto recorded in Official Records Book 1367, page 206 (Parcel 44 Phase 1 "Silver Creek, Phase 1"); Supplemental Declaration recorded in Official Records Book 1240, page 338 (Parcel 48, Phase 1 "Groveswood Phase I"); Supplemental Declaration recorded in Official Records Book 1240, page 1943 (Parcel 35 Phase 4A "Maplewood Phase IV"); Supplemental Declaration recorded in Official Records Book 1240, page 1957 (Parcel 20 Phase II "Deer Run Phase II"); Supplemental Declaration recorded in Official Records Book 1264, page 378, First Amendment thereto recorded in Official Records Book 1331, page 1000, and "First" Amendment thereto recorded in Official Records Book 1367, page 203 (Parcel 34, Phase I "Sawmill Pointe, Phase 1"); Supplemental Declaration recorded in Official Records Book 1292, page 757 and First Amendment thereto recorded in Official Records Book 1367, page 209 (Parcel 31 Phase I "Woodbridge, Phase I"); Supplemental Declaration recorded in Official Records Book 1361, page 735 (Parcel 24/25, Phase 1 "Southwood-Phase 1; Supplemental Declaration recorded in Official Records Book 1390, page 234, and First Amendment recorded in Official Records Book 1428, page 1241 (Parcel 21 Phase II "Fox Creek Phase II"); Supplemental Declaration recorded in Official Records Book 1405, page 1049 (Parcel 32 and 34, Phase 2 "Sawmill Pointe, Phase II); Supplemental Declaration recorded in Official Records Book 1405, page 1063 (Parcel 48, Phase 2 "Groveswood, Phase II); Supplemental Declaration recorded in Official Records Book 1414, page 191 (Parcel 44, Phase 2A "Stonebridge, Phase I); Supplemental Declaration (Plantation Cove/East Gate- Parcel 26/27) recorded in Official Records Book 1453, page 759; Supplemental Declaration (Woodbridge Phase II - Parcel 31 Phase 2) recorded in Official Records Book 1461, page 30; Supplemental Declaration (The Meadows - Parcel 30) recorded in Official Records Book 1474, page 1256; Supplemental Declaration (Pine Crossing, Phase I - Parcel 54 Phase 1) recorded in Official Records Book 1476, page 1517; Supplemental Declaration (Plantation Island - Parcel 10) recorded in Official Records Book 1492, page 1148; Supplemental Declaration (Stonebridge, Phase II - Parcel 44, Phase 2B) recorded in Official Records Book 1505, page 1634, Supplemental Declaration (Westgate, Parcel 28/29) recorded in Official Records Book 1536, page 644; Supplemental Declaration (Pine Crossing, Phase III, Parcel 55-II) recorded in Official Records Book 1536, page 658; Supplemental Declaration (Whispering Pines, Phase I, Parcel 53-I) recorded in Official Records Book 1560, page 702; Supplemental Declaration (Pine Chase, Phase 1, Parcel 56, Phase 1) recorded in Official Records Book 1643, page 301; Supplemental Declaration (Pine Crossing, Phase IV, Parcel 55-III) recorded in Official Records Book 1648, page 1419, Supplemental Declaration (East Branch, Parcel 67) recorded in Official Records Book 1674, page 50, and Supplemental Declaration (Durbin Estates, Parcel 83, Phase 1) recorded in Official Records Book 1676, page 1191, all of the public records of St. Johns County, Florida. Supplemental Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. Creating a Neighborhood and Establishing Neighborhood Assessments recorded in Official Records Book 1240, Page 1933; Declaration of Covenants, Conditions, Restrictions and Easements for Julington Creek Plantation Commercial Parcels recorded in Official Records Book 1284, Page 1421; First Amendment to Supplemental Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. Relating to Certain Assessments and Fees recorded in Official Records Book 1386, page 48; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners' Association, Inc. (Oak Pointe - Phase I) recorded in Official Records Book 1028, page 828; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions Of Julington Creek Plantation Owners' Association, Inc. (Oak Pointe

- Phase II) recorded in Official Records Book 1028, page 840; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners' Association, Inc. (Timber Trace - Phase I) recorded in Official Records Book 1028, page 831; Terminations of Amended and Restated Declaration of Covenants and Restrictions Of Julington Creek Plantation Owners' Association, Inc. Supplemental Declaration To Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners Association, Inc. (Timber Trace Phase II) recorded in Official Records Book 1284, page 1418; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners' Association, Inc. (Brook Hollow) recorded in Official Records Book 1028, page 834; Consent and Joinder to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners' Association, Inc. (Willow Pond - Phase I) recorded in Official Records Book 1028, page 837; First Amendment to Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Owners Association, Inc. (Bayberry Phase I) (Parcel 35) recorded in Official Records Book 1236, page 366; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation (The Parkes) recorded in Official Records Book 1099, page 666; First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation (The Parkes) (Phase One) MB 28, pages 98 - 101 recorded in Official Records Book 1124, page 66; Supplemental Declaration To Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. and First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation (The Parkes) (Phase Two-B) recorded in Official Records Book 1193, Page 1020; Supplemental Declaration to Amended and Restated Declaration of Covenants And Restrictions of Julington Creek Plantation Property Owners' Association, Inc. and First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation (The Parkes) (Phase Two-B) recorded in Official Records Book 1228, Page 542; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. And First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation (The Parkes) (Phase Three) recorded in Official Records Book 1266, page 1703; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. and First Amended Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation (The Parkes) (Phase Four) recorded in Official Records Book 1358, Page 1822; First Amendment to Supplemental Declaration to Amended and Restated Declaration of Covenants And Restrictions of Julington Creek Plantation Property Owners' Association, Inc. (Fox Creek - Phase II) (Parcel 21, Phase II) recorded in Official Records Book 1428, page 1241; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. (Silver Creek, Phase II) (Parcel 44 1B) recorded in Official Records Book 1396, page 1011; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. (Pine Crossing, Phase II) (Parcel 55-I) recorded in Official Records Book 1511, page 1; Declaration of Covenants, Conditions, Restrictions and Easements for Plantation Island at Julington Creek Plantation (Plantation Island) recorded in Official Records Book 1492, page 1086; Supplemental Declaration to Amended and Restated Declaration of Covenants and Restrictions of Julington Creek Plantation Property Owners' Association, Inc. (Plantation Island - Parcel 10) recorded in Official Records Book 1492, page 1148; First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Plantation Island at

- Julington Creek Plantation recorded in Official Records Book 1508, page 657; Supplemental Declaration (The Meadows – Parcel 30) recorded in Official Records Book 1474, page 1256,
10. GRANT OF EASEMENT recorded in Official Records Book 1028, page 843, of the public records of St. Johns County, Florida.
 11. Impact Fee Credit Agreement (s) recorded in Official Records Book 1048, page 1373, Official Records Book 1048 page 1380, Official Records Book 1048, page 1385, Official Records Book 1085, page 4, Official Records Book 1085, page 9 and Official Records Book 1085, page 14, of the public records of St. Johns County, Florida.
 12. Notice of Establishment of the Julington Creek Plantation Community Development District recorded in Official Records Book 1082, page 889, of the public records of St. Johns County, Florida.
 13. Validation Of Julington Creek Plantation Community Development District (St. Johns County, Florida) Special Assessment Bonds In The Aggregate Principal Amount Not To Exceed \$7,225,000, recorded in Official Records Book 1209, page 126 of the public records of St. Johns County, Florida.
 14. CONSERVATION EASEMENT recorded in Official Records Book 1235, page 1116, of the public records of St. Johns County, Florida.
 15. EASEMENT AGREEMENT recorded in Official Records Book 1427, page 1203, of the public records of St. Johns County, Florida.
 16. GRANT OF SEWER EASEMENT recorded in Official Records Book 1428, page 884, of the public records of St. Johns County, Florida.
 17. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PLANTATION ISLAND AT JULINGTON CREEK PLANTATION recorded in Official Records Book 1492, page 1086 and FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PLANTATION ISLAND AT JULINGTON CREEK PLANTATION recorded in Official Records Book 1508, page 657, of the public records of St. Johns County, Florida (affecting Parcel 10, Map Book 37, pages 4 through 8).
 18. DECLARATION OF EASEMENT FOR WALL AND LANDSCAPING recorded in Official Records Book 1512, page 1596, of the public records of St. Johns County, Florida (affecting Lot 1, Parcel 26-27, Map Book 36, pages 81 through 96).
 19. DECLARATION OF EASEMENT FOR WALL AND LANDSCAPING recorded in Official Records Book 1512, page 1601, of the public records of St. Johns County, Florida (affecting Lot 15, Parcel 26-27, Map Book 36, pages 81 through 96).
 20. TEMPORARY GRANT OF EASEMENT recorded in Official Records Book 1602, page 1565, of the public records of St. Johns County, Florida.
 21. All matters contained on the following plats:

JULINGTON CREEK PLANTATION PARCEL 24 – 25, according to plat thereof recorded in Map Book 34, pages 82 through 90;

JULINGTON CREEK PLANTATION PARCEL 26 – 27, according to plat thereof recorded in Map Book 36, pages 81 through 96;

JULINGTON CREEK PLANTATION PARCEL 10, according to plat thereof recorded in Map Book 37, pages 4 through 8;

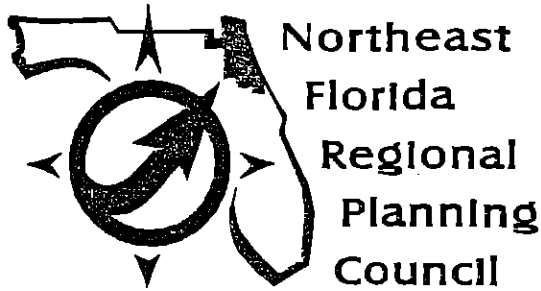
JULINGTON CREEK PLANTATION PARCEL 28 – 29, according to plat thereof recorded in Map Book 39, pages 46 through 54;

JULINGTON CREEK PLANTATION PARCEL 53 PHASE 1, according to plat thereof recorded in Map Book 41, pages 1 through 8;

JULINGTON CREEK PLANTATION PARCEL 56 PHASE 1, according to plat thereof recorded in Map Book 41, pages 83 through 91;

JULINGTON CREEK PLANTATION PARCEL 55 PHASE 3, according to plat thereof recorded in Map Book 42, pages 19 through 23; and

22. Survey by Robert M. Angas Associates, Inc., File No. 01E-6410-1, reflects a trail road approximately 8-10 feet wide traversing a portion of subject property
23. Any assessments due the Julington Creek Plantation Community Development District from and after September 30, 2002.



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FEB 05 2002

ST. JOHNS COUNTY
PLANNING DEPARTMENT

February 4, 2002

Mr. J. Adam Ashbaugh
Project Manager
England, Thims & Miller, Inc.
14775 St. Augustine Road
Jacksonville, Florida 32258

Dear Mr. Ashbaugh:

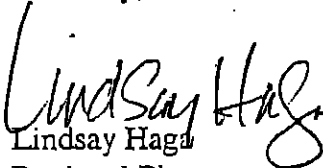
Please let this letter serve as notification that the NEFRPC has received the Julington Creek DRI Notice of Proposed Change, submitted on February 4, 2002. Due to the nature of the request, staff will not be transmitting the application to other agencies for review.

NEFRPC staff will review this proposal to determine whether the change will result in additional regional impacts or a substantial deviation from the development order. Pursuant to Section 380.06(19) (f) 4, F.S., the NEFRPC has 35 days in which to submit any comments to the Department of Community Affairs. We will transmit our comments on **March 6, 2002**.

The application received by the NEFRPC did not contain the draft resolution outlining the proposed deleted/added language. Please forward a copy.

Thank you for your cooperation in this review. Please feel free to call me if you have any questions.

Sincerely,


Lindsay Haga
Regional Planner

cc: Ms. Theresa Bishop



Northeast
Florida
Regional
Planning
Council

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MAR 15 2002

ST. JOHNS COUNTY
PLANNING DEPARTMENT

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March 14, 2002

Mr. James Stansbury
Resource Planning and Management
Dept. of Community Affairs
2555 Shumard Oak Drive
Tallahassee, Florida 32399-2100

RE: Julington Creek DRI – Notice of Proposed Change – NEFRPC review

Dear Mr. Stansbury:

NEFRPC staff has reviewed the Notice of Proposed Change for the Julington Creek DRI located in northwest St. Johns County, received February 4, 2002. The following recommendation is based upon our review and should serve to aid the DCA in determining whether the proposed changes constitute a substantial deviation.

To summarize the proposed change, the applicant requests a substitution of master developers of the Julington Creek DRI. The proposed Master Developer is D.R. Horton, Inc. – Jacksonville. This company has acquired and continues to acquire undeveloped single-family residential portions of the DRI from the Julington Partners Limited Partnership. Due to the nature of the request, NEFRPC staff did not request comments from any other reviewing agency.

Staff Recommendation:

NEFRPC staff reviews notice of proposed changes to approved DRIs pursuant to Section 380.06 (19), Florida Statutes. Under those guidelines, staff believes the change as submitted in the NOPC application, will not result in any additional impacts, and therefore does not constitute a substantial deviation. Specifically, this change does not constitute a substantial deviation pursuant to the criteria outlined in Section 380.06(19) (e) 2 a, Florida Statutes. Should you have any questions regarding this recommendation, please contact me at (904) 279-0880.

Sincerely,


Lindsay Haga
Regional Planner

Cc: Mr. Joe Bornstein, DRI Coordinator, St. Johns County
Mr. J. Adam Ashbaugh, Project Manager, England, Thims, & Miller





STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
"Dedicated to making Florida a better place to call home"

JEB BUSH
Governor

STEVEN M. SEIBERT
Secretary

March 21, 2002

Ms. Teresa Bishop
Planning Director
St. Johns County
P.O. Box 349
Saint Augustine, Florida 32085-0349

RECEIVED
MAR 22 2002
ST. JOHNS COUNTY
PLANNING DEPARTMENT

RE: Julington Creek DRI, Notice of Proposed Change
File No. ADA-482-005

Dear Ms. Bishop:

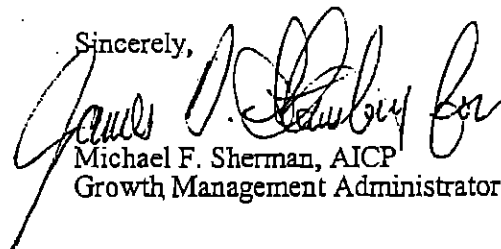
The Department has reviewed the proposed changes to the Julington Creek Development of Regional Impact (DRI), submitted in the Notification of Proposed Change (NOPC) dated February 1, 2002 and received in the Department on February 6, 2002, from Mr. Adam Asbaugh, England-Thims & Miller, Inc., authorized representative of the Julington Partners Limited Partnership. The following paragraph provides a description of the proposed change and the criteria under Section 380.06(19), Florida Statutes (F.S.), under which the change was reviewed.

The applicant proposes revising the development order to change the name of the master developer from Julington Partners Limited Partnership to D.R. Horton, Inc.-Jacksonville. The revised developer name was reviewed under Chapter 380.06(19)(e)(2)a, F.S., which states that changes in the name of the project, developer, owner, or monitoring official are not substantial deviations.

Based on our review of the application, we are notifying you pursuant to Section 380.06(19)(f), F.S., that we do not object to the proposed change to the Julington Creek DRI.

If you have any questions or comments concerning this matter please call Susan Poplin, AICP, Planning Manager at (850) 922-1821, or James Stansbury, Community Program Administrator, at (850) 922-1818.

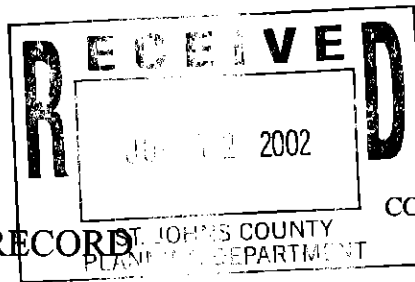
Sincerely,



Michael F. Sherman, AICP
Growth Management Administrator

MS/sp

cc: Mr. Brian Teeple, Executive Director, Northeast Florida Regional Planning Council
Mr. J. Adam Ashbaugh, England-Thims, & Miller, Inc.
Ms. Elizabeth C. Bowman, Esquire, Hopping, Green, Sams, & Smith, P.A.



COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORD ST. JOHNS COUNTY PLANNING DEPARTMENT

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

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared LINDA Y MURRAY

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

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

that the attached copy of advertisement, being a

NOTICE OF PUBLIC HEARING

In the matter of FILE# NOPC 2002-03

JULINGTON CREEK PLANTATION DRI

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

JULY 8, 2002

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

Sworn to and subscribed before me this 9TH day of JULY 2002 by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Notary Public] SECRETARY SEAL (Seal) JUL 22 2002

Zoe Ann Moss

NOTICE OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI)

NOTICE IS HEREBY GIVEN that a public hearing will be held on the Tuesday, July 23, 2002 at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, to consider a Notice of Proposed Change to the Julington Creek DRI. The applicant proposes revising the development order to change the name of the master developer from Julington Partners Limited Partnership to D. R. Horton, Inc., Jacksonville. The subject property is located at St. Johns County: all or portions of Sections 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 40, 49 and 54, Township 4 South, Range 27 East, and all or portions of Sections 2, 4, 5, 38, 39 and 42, Township 5 South, Range 27 East within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing. NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of this meeting. If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based. This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA JAMES E. BRYANT, CHAIRMAN FILE NUMBER: NOPC 2002-03 Julington Creek Plantation DRI L1471-2 July 8, 2002