

ST. JOHNS COUNTY
RESOLUTION NUMBER 2006- 37

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE JULINGTON CREEK PLANTATION DRI RESTATED DEVELOPMENT ORDER, RESOLUTION NO. 1993-159, AS AMENDED; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DR Horton-Jacksonville has submitted a Notice of Proposed Change (NOPC) to the Julington Creek Plantation Development of Regional Impact (DRI) dated April 21, 2005, requesting modification to the Development Order Master Plan Map H to change in use from single-family residential to recreation on one parcel and recreation to single-family residential on a second parcel within the Project; the Master Phasing Plan and Schedule are modified to reflect said change in use; and

WHEREAS, the Developer submits that the changes proposed in the NOPC 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 ~~January~~ Feb 7, 2006, after required notice.

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

1. The following facts and conclusions of law are established by clear and convincing evidence to support this Resolution:
 - a. The requested changes to not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes because there is no change in either the development rights or increase in impacts from those approved Julington Creek Plantation DRI Development Order.
 - b. The changes requested in the NOPC area consistent with the Land Development Code of St. Johns County, as amended.
 - c. The changes requested in the NOPC are consistent with and further the objectives of the St. Johns County Comprehensive Plan 2015.
2. The Julington Creek Plantation DRI Development Order, Master Plan Map H is hereby modified by approval of the following specified changes:

A) **Master Development Plan Map H**

The Master Plan, Map H as approved under Resolution 93-159 in the Development Order are replaced by Master Plan, Map H, as attached herein.

B) **Master Phasing Plan**

The Julington Creek Plantation DRI Master Phasing Plan (Map H-1) as approved under Resolution 93-159 in the Development Order is replaced by Master Phasing Plan Map H-1, as attached herein.

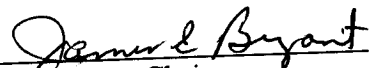
C) **Master Phasing Schedule**

The Julington Creek Plantation DRI Master Phasing Schedule (Table 12B.a) as approved under Resolution 93-159 in the Development Order is replaced by Exhibit C-Table 12B.a, as shown on Master Plan Map H, attached herein.

3. Except as modified by this Resolution, the existing Julington Creek Plantation DRI Development Order shall remain in full force and effect.
4. A certified copy of this resolution, complete with all exhibits, shall be rendered by St. Johns County within ten (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 Council.
5. This Resolution shall take effect upon its adoption.

PASSED AND APPROVD BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 7 DAY OF February 2006.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA


James Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 2-8-06



**Application for the
Noticed of Proposed Change
to the Julington Creek DRI**

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-

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF RESOURCE PLANNING AND MANAGEMENT
BUREAU OF STATE PLANNING
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
904/488-4925

**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.

I, Jan J. Doan, the undersigned owner/authorized representative of DR Horton, Inc.- Jacksonville (Developer), hereby give notice of a 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 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 Council, and to the Bureau of Local Planning, Department of Community Affairs.

(Signature)

Date

RECEIVED
NOV 03 2005
ST. JOHNS COUNTY
PLANNING DEPARTMENT

2. **APPLICANT:**

D.R. Horton, Inc.
Jan J. Doan
9456 Philips Highway, Suite 1
Jacksonville, Florida 32256
Phone: (904) 268-2845
Fax: (904) 292-0523

3. **AUTHORIZED AGENT:**

An Owner's Authorization form is included as Exhibit 2 to this NOPC application.

George M. McClure, Esquire
Rogers Towers
170 Malaga Street, Suite A
St. Augustine, Florida 32084
Phone: (904) 824-5205
Fax: (904) 825-4070

4. **LOCATION:**

St. Johns County - Sections 27, 28, 33, 34 and 49, Township 4 South, Range 27 East.

The existing Julington Creek Plantation Development of Regional Impact ("DRI") consists of approximately 4,150 acres. The combined parcel is located both north and south of Racetrack Road, south of Durbin and Julington Creeks, on the east of S.R. 13 and north of Cunningham Creek. A location map is included as Exhibit 3 to this NOPC application.

5. **PROPOSED CHANGES:**

A. INTRODUCTION; PURPOSE OF MODIFICATION

The Application seeks to change the land use designation on Parcel 50 from RS-3 to Recreation Area (RA) to accommodate a new recreation center to serve the residents of Julington Creek Plantation. The lands designated RA on the Master Development Plan will allow both resource-based recreation and active recreation components. Facilities may be developed as a private club or as a public facility and may include but are not limited to: tennis courts, swimming pool(s), gazebos, boardwalks, multi-purpose courts, basketball courts, hiking trails, biking trails, skateboard park, multi-purpose fields, soccer fields, and associated parking. Restroom facilities and other ancillary facilities including

'pro' shops, offices, accessory snack bars and services will be allowed. Sites may be lighted in compliance with Section 5.03.06.H.6 of the St. Johns County Land Development Code. This change will not result in a new use for this project that was not previously approved. The center is going to be developed by the Julington Creek Community Development District through the use of tax assessments paid for by the property owners with the CDD.

The Application also seeks to change the land use designation from Recreation to single-family on Parcel 52. The development rights approved over the Julington Creek DRI would be spread over the entire 4,150 acres ("expanded property.") No uses are being increased and only minimal existing development rights are being adjusted to achieve a better balance of residential and non-residential uses. In order to demonstrate that there is no increase in regional impacts, the Applicant submits herewith, existing conditions analyses.

B. SPECIFICS OF PROPOSED CHANGES

(1) Transfer Recreation to Parcel 50;

(2) Transfer 6 units of multi-family residential development from Parcel 70 to Parcel 52 and transfer 2 units of single-family residential development from Parcel 50 to Parcel 52 to provide for 4 units of single-family residential development on Parcel 52; and

(3) Amend the land use designation on Parcel 52 from Recreation Area to RS-2.

A map exhibit showing the affected parcels is attached as Exhibit 4.

6. **SUBSTANTIAL DEVIATION DETERMINATION CHART**

The substantial deviation determination chart is attached as Exhibit 5.

7. **MODIFICATIONS TO APPROVED DEVELOPMENT ORDER**

This NOPC is the tenth requested modification to the approved Development Order, with the most recent change being completed last year with the approval of Resolution 2003-17.

8. **LANDS PURCHASED OR OPTIONED WITHIN ¼ MILE OF ORIGINAL DRI**

None.

9. **PERCENTAGE OF PROPOSED CHANGE UNDER PARAGRAPH 380.06(19)(B), FLORIDA STATUTES**

The proposed change is less than 40 percent (cumulatively with other previous changes) of any criteria listed in paragraph 380.06(19)(b), and F.S. 380.06(10)(e)2 .F.S.

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

Yes _____

No _____ X _____

10. **BUILD OUT DATE/PHASING**

There are no changes to the build out date or phasing date.

11. **LOCAL GOVERNMENT COMPREHENSIVE PLAN**

No comprehensive plan change is required.

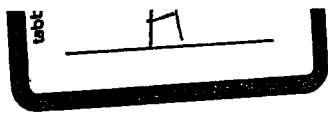
12. **AMENDED MASTER DEVELOPMENT PLAN**

The Master Development Plan (Map H) has been amended to include the Added Lands and a copy is included as Exhibit 6 to this NOPC application. The original Master Development Plan (Map H) has been included as Exhibit 7 to the NOPC.

13. **PRECISE LANGUAGE PROPOSED FOR AMENDED DEVELOPMENT ORDER**

The proposed resolution is included as Exhibit 8 to the NOPC.

OWNER'S AUTHORIZATION FOR AGENT



ROGERS, TOWERS, P.A., is hereby authorized TO ACT ON BEHALF of D.R. HORTON, INC.-JACKSONVILLE, the owner of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- | | | | |
|--------------------------|-----------------------|-------------------------------------|---|
| <input type="checkbox"/> | Rezoning/Modification | <input type="checkbox"/> | Special Use Permit |
| <input type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Non-Zoning Variance |
| <input type="checkbox"/> | Appeal | <input type="checkbox"/> | Overlay District Review |
| <input type="checkbox"/> | Concurrency | <input checked="" type="checkbox"/> | Other - NOPC/COMP. PLAN AMENDMENT/MAJOR MODIFICATION TO PUD |

D.R. HORTON, INC.-JACKSONVILLE

BY: [Signature]
Jan J. Doan, Its Vice President

Print Name
(904) 268-2845
Telephone Number

STATE OF FLORIDA

COUNTY OF ST. JOHNS

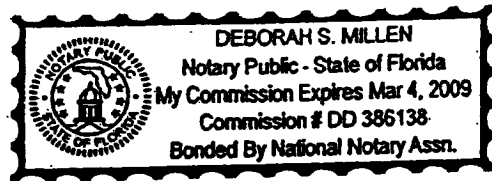
Sworn to and subscribed before me this the 18th of March, 2005, by JAN J. DOAN, who is personally known to me or who has produced identification and who has taken an oath.

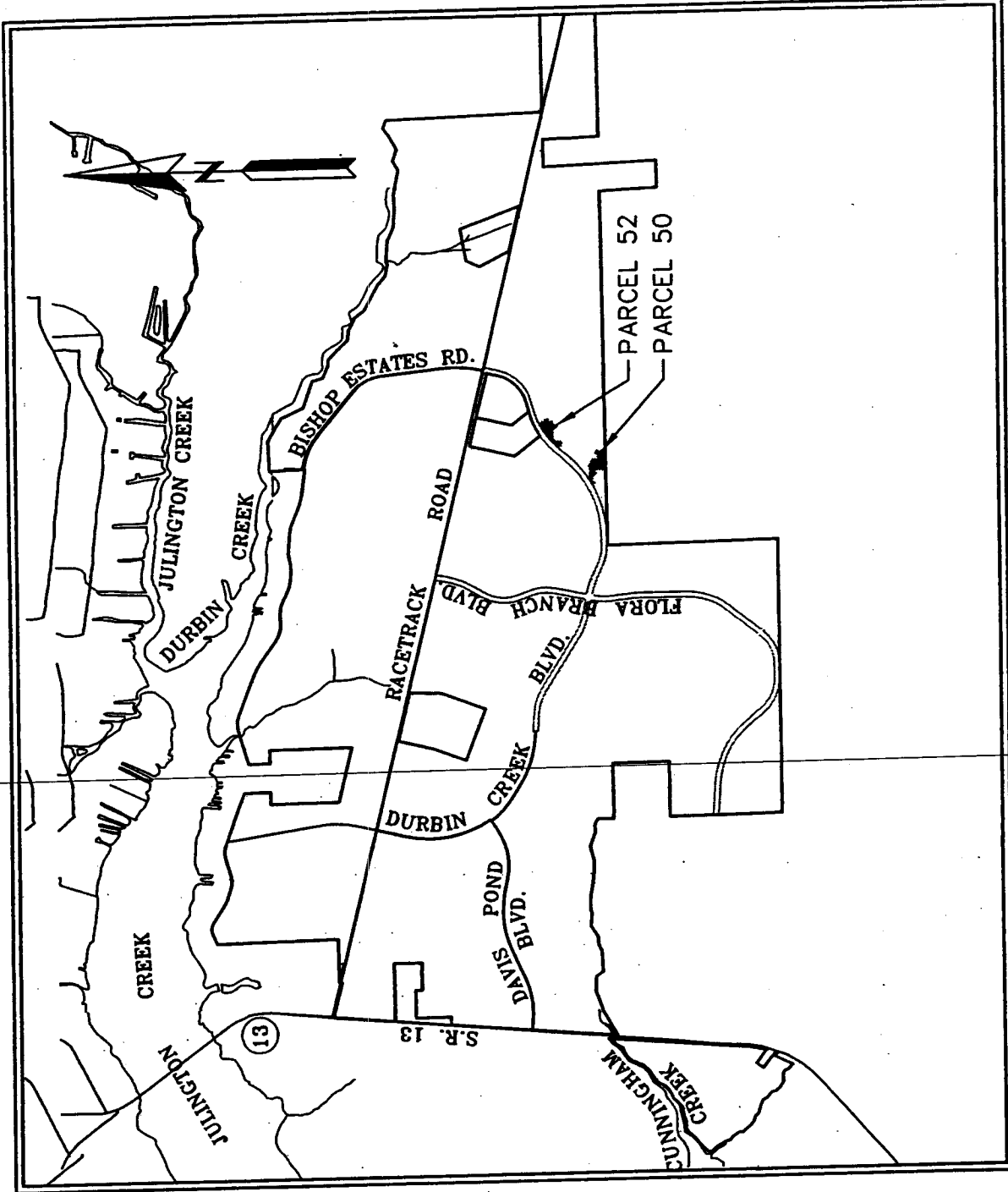
Deborah S. Millen
Notary Public, State of Florida
Name: Deborah S Millen

My Commission Expires _____
My Commission Number is: _____

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MAY 13 2005
City 25

ST. JOHNS COUNTY
PLANNING DEPARTMENT





ETM. NO. 94-117-46
 DATE: SEPTEMBER 20
 DRAWN BY: S.M.D.
 DRAWING NO: S.M.D.

DRI LOCATION MAP

JULINGTON CREEK PLANTATION
 JULINGTON CREEK PLANTATION CDD
 ST. JOHNS COUNTY, FLORIDA

England-Thims & Miller, Inc.
 ENGINEERS - PLANNERS
 SURVEYORS - LANDSCAPE ARCHITECTS
 14775 St. Augustine
 Jacksonville, Florida 32256
 License No. 9043
 Phone No. (904) 842-5990
 Fax No. (904) 846-8485



NOPC SUBSTANTIAL DEVIATION DETERMINATION CHART

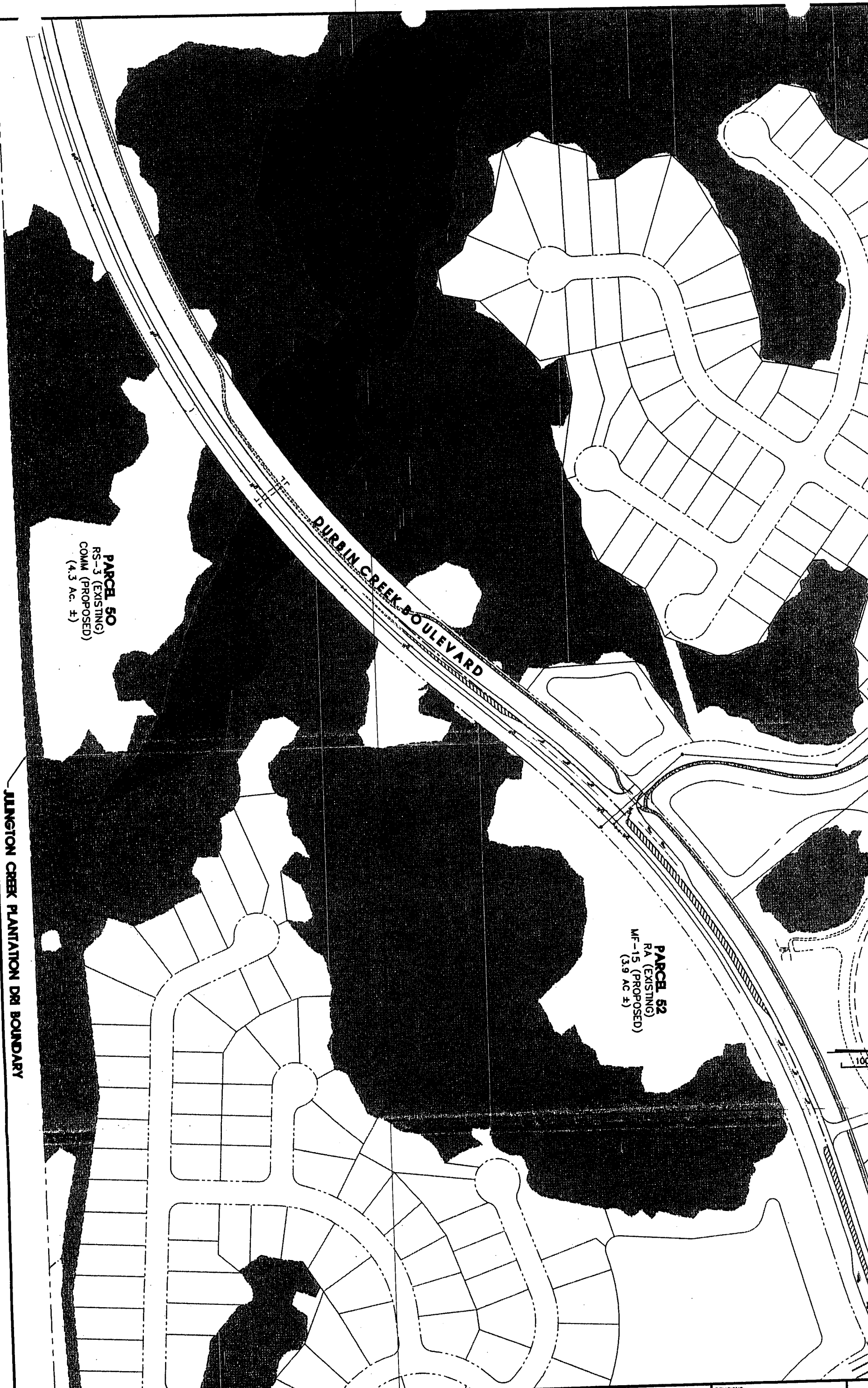
Land Use Type	Change Category	Proposed Plan	Current Plan	Prior Changes
Attraction/Recreation	N/A	N/A	N/A	N/A
Airports	N/A	N/A	N/A	N/A
Hospitals	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Mining Operations	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Petroleum/ Chemical Storage	N/A	N/A	N/A	N/A
Ports (Marinas)	N/A	N/A	N/A	N/A
Residential	<p>Number of Dwelling Units</p> <p>Distribution of Dwelling Units</p>	<p>No change proposed</p> <p>Move 6 multi-family dwelling units from Parcel 70 to Parcel 52 and move 2 single-family dwelling units from Parcel 50 to Parcel 52 to provide for 4 single-family dwelling units on Parcel 52</p>	<p>6,400 units</p> <p>Unused units on Parcel</p>	<p>Change from 9,828 units to 6,400 units</p> <p>Re-distributed units to accommodate St. Johns County roadway project. No change to the total number of units in any land use category.</p>

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**ST. JOHNS COUNTY
PLANNING DEPARTMENT**

	Change in Land Use Acreage	Decrease by .4 acres for 4 single-family residential dwelling units. This change will not increase or decrease the total number of units in the residential land use category.	Acres of Single-Family Residential. Acres of RS-1.	Several prior changes to redistribute units. No change to the total units in any land use category.
Commercial (Wholesale, Retail, and Service)	N/A	N/A	N/A	N/A
Open Space (All Natural and Vegetated Non-Impervious Surfaces)	N/A	N/A	N/A	N/A
Preservation, Buffer, or Special Protection Areas	N/A	N/A	N/A	N/A

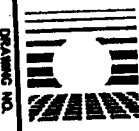


PARCEL 50
 RS-3 (EXISTING)
 COMM (PROPOSED)
 (4.3 AC ±)

PARCEL 52
 MF-15 (EXISTING)
 RA (PROPOSED)
 (3.9 AC ±)

JULINGTON CREEK PLANTATION DRI BOUNDARY

100'

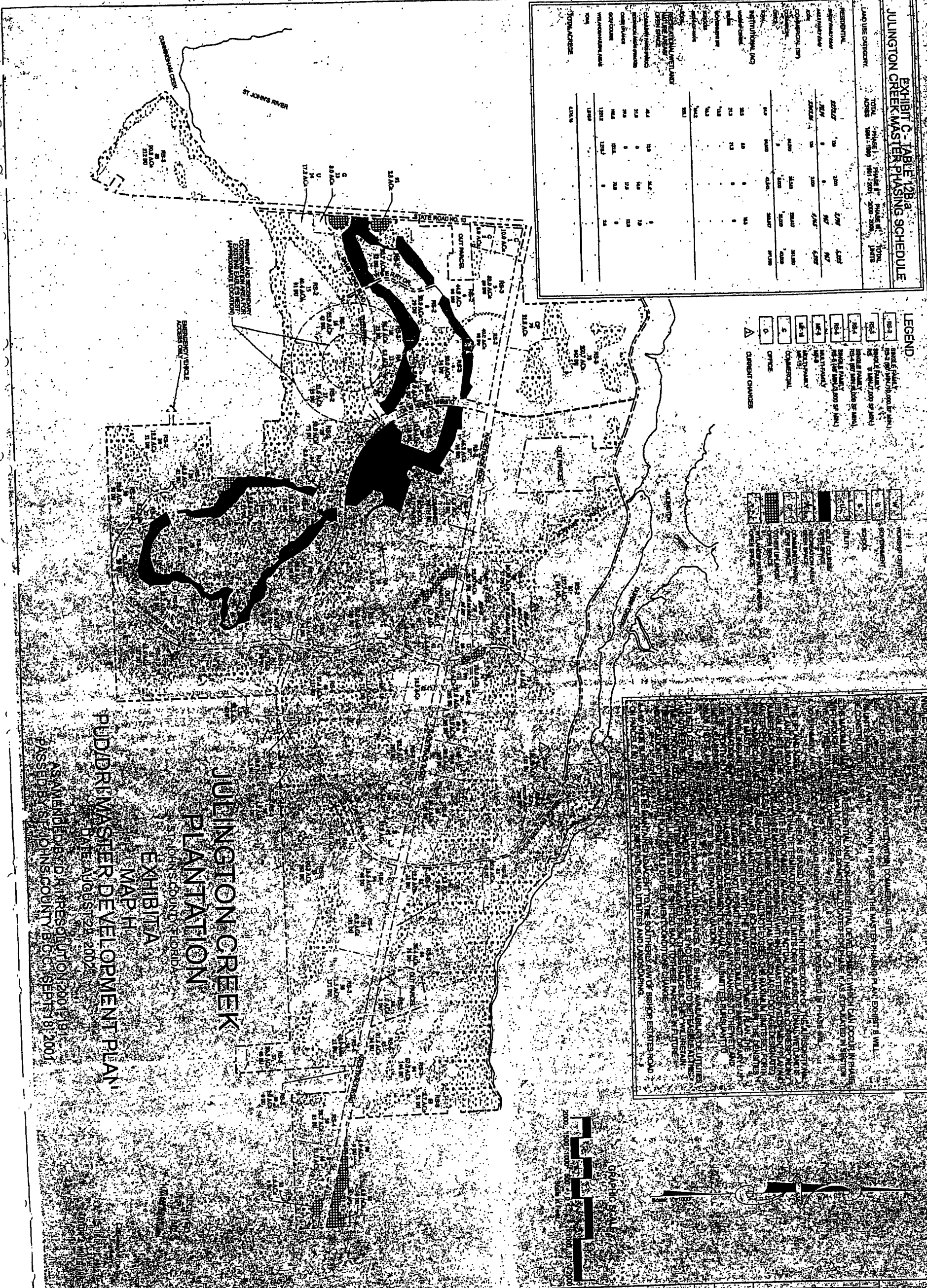
 <p>England-Thimly & Miller, Inc. ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32268 CERTIFICATE OF AUTHORIZATION NUMBER 2864 PHONE NUMBER (904) 642-8000 FAX NUMBER (904) 642-9486</p>	AFFECTED PARCELS JULINGTON CREEK PLANTATION PARCELS 50 AND 52 ST. JOHNS COUNTY, FLORIDA		ERM NO. DRAWN BY: S.M.D. DESIGNED BY: S.M.D. CHECKED BY: S.M.D. DATE: JULY 15, 2003	REVISIONS:

JULINGTON CREEK MASTER PHASING SCHEDULE

LAND USE CATEGORY	TOTAL ACRES	PHASE I 1991-1995	PHASE II 1996-2000	PHASE III 2001-2005
RESIDENTIAL	27,247	2,000	12,000	13,247
COMMERCIAL	1,200	100	1,000	100
INDUSTRIAL	1,500	1,500	0	0
RECREATION	10,000	10,000	0	0
UTILITY	1,000	1,000	0	0
OPEN SPACE	1,500	1,500	0	0
ROADS	2,000	2,000	0	0
WATERWAYS	1,500	1,500	0	0
TOTAL ACRES	56,447	29,000	13,000	14,447

LEGEND

- RES-1 SINGLE FAMILY
- RES-2 SINGLE FAMILY
- RES-3 SINGLE FAMILY
- RES-4 SINGLE FAMILY
- RES-5 SINGLE FAMILY
- RES-6 SINGLE FAMILY
- RES-7 SINGLE FAMILY
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- RES-48 SINGLE FAMILY
- RES-49 SINGLE FAMILY
- RES-50 SINGLE FAMILY



NOTES

1. THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND LOCAL GOVERNMENTS.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL EXISTING AND PROPOSED ADJACENT PROPERTIES.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND RECORDS.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED FLOOD CONTROL MEASURES.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED WATER QUALITY MEASURES.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED AIR QUALITY MEASURES.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED NOISE ABATEMENT MEASURES.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED VISUAL QUALITY MEASURES.
11. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED CULTURAL RESOURCE MEASURES.
12. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED HISTORIC PRESERVATION MEASURES.
13. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED ARCHAEOLOGICAL MEASURES.
14. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED PALEONTOLOGICAL MEASURES.
15. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED PLANT AND ANIMAL LIFE MEASURES.
16. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED RECREATION MEASURES.
17. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED OPEN SPACE MEASURES.
18. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED OPEN SPACE MEASURES.
19. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED OPEN SPACE MEASURES.
20. THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED OPEN SPACE MEASURES.

JULINGTON CREEK PLANTATION

EXHIBIT A

PUD/DRI MASTER DEVELOPMENT PLAN

MAP H

AS AMENDED BY DAIR RESOLUTION 2001-191
 PASSED BY ST. JOHN'S COUNTY BOARD OF COUNTY COMMISSIONERS
 DATE AUGUST 24, 2002

Taylor & White, Inc.
CONSULTING AND DESIGN ENGINEERS

7230 American Avenue, Jacksonville, Florida 32217
 (904) 246-0677 Fax (904) 246-3055
 taylor@taylorandwhite.com

Julington Creek Plantation
 Julington Partners Limited
 Partnership, St. John's
 County, Florida

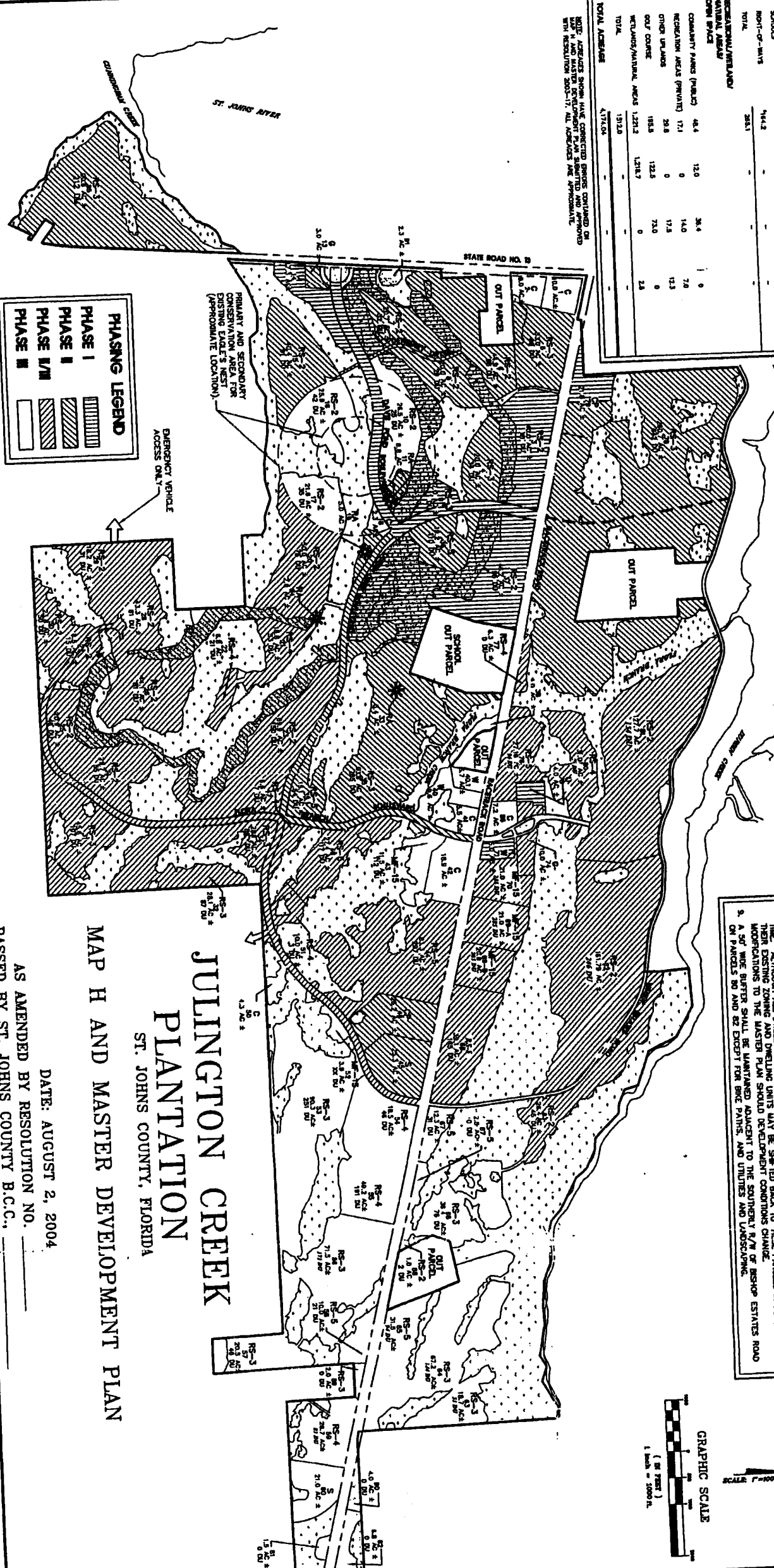
MOD. MASTER
 DEVELOPMENT PLAN

DO NOT SCALE THIS DRAWING. DIMENSIONS AND NOTES TAKE PRECEDENCE.

**EXHIBIT C - TABLE 12A.D
JULINGTON CREEK MASTER PHASING SCHEDULE**

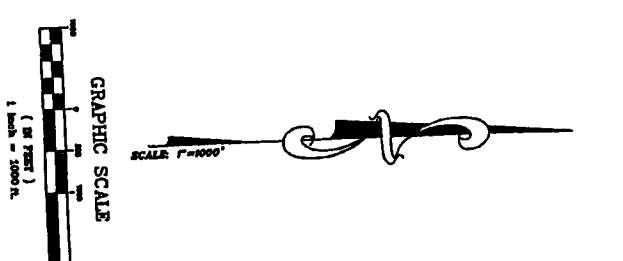
LAND USE CATEGORY	PHASE I 2004 - 2010		PHASE II 2011 - 2015		PHASE III 2016 - 2020		TOTAL ACRES
	PHASE I	PHASE II	PHASE I	PHASE II	PHASE I	PHASE II	
RESIDENTIAL							
SINGLE FAMILY (60'S)	228.42	128	2,001	3,116	6,285	8,426	22,850
MULTI-FAMILY (60'S)	74.32	0	0	497	867	1,464	2,313
TOTAL	302.74	128	2,001	3,613	7,152	9,890	25,163
COMMERCIAL (60')							
COMMERCIAL	0	0	2,543	28,817	14,000	35,360	76,720
OFFICE	0	0	1,000	1,000	1,000	3,000	6,000
TOTAL	0	0	3,543	29,817	15,000	38,360	82,720
INDUSTRIAL (60')							
WORK CENTER	20.2	5.0	0	0	18.3	23.3	66.8
UTILITIES	21.3	21.3	0	0	0	42.6	84.9
GONIMOUNT SITE	11.0	0	0	0	0	11.0	22.0
SCHOOLS	14.3	0	0	0	0	14.3	28.6
RIGHT-OF-WAYS	144.2	0	0	0	0	144.2	288.4
TOTAL	211.0	26.6	0	0	18.3	252.1	518.0
RECREATIONAL/RECREATION/OTHER SPACE							
COMUNITY PARKS (PUBLIC)	48.4	12.0	26.4	0	0	86.8	173.6
RECREATION AREAS (PRIVATE)	17.1	0	14.0	7.0	0	38.1	76.2
OTHER UTILITIES	29.8	0	17.2	12.1	0	59.1	118.2
GOLF COURSE	183.8	122.2	73.0	0	0	379.0	758.0
WETLANDS/NATURAL AREAS	1271.2	1271.2	0	0	0	2,542.4	5,084.8
TOTAL	1,690.3	1,405.4	117.6	19.1	0	3,212.4	6,424.8
TOTAL ACRES	1,993.0	1,559.0	2,118.6	3,632.1	12,307.0	16,546.5	41,730.6

NOTE: ACRES SHOWN HAVE BEEN CORRECTED BASED ON THE LATEST SURVEY DATA AND APPROVED BY THE ST. JOHNS COUNTY PLANNING AND ZONING BOARD. ALL ACRES ARE APPROXIMATE.



Code	Description	Code	Description
RS-2	Single Family (90' Min./10,000 S.F. Min.)	G	Government
RS-3	Single Family (70' Min./7,000 S.F. Min.)	S	School
RS-4	Single Family (80' Min./8,000 S.F. Min.)	U	Utility
RS-5	Single Family (45' Min./3,500 S.F. Min.)	CP	Community Park/Open Space
MF-6	Multi-Family	CP	Community Park/Open Space
MF-15	Multi-Family	CP	Community Park/Open Space
C	Commercial	CP	Community Park/Open Space
O	Office	CP	Community Park/Open Space

1. PHASE III - 12/15/2008 - 12/15/2009.
2. OFFICE DEVELOPMENT INCORPORATED WITHIN COMMERCIAL SITES.
3. 80 UNITS IN PARCELS 3, 9 AND 27 SHOWN IN PHASE I ON THE MASTER PHASING PLAN, EXHIBIT B WILL BE CONSTRUCTED IN PHASE II.
4. THE MAXIMUM AMOUNT OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT WHICH CAN OCCUR IN PHASE I IS SHOWN ON THE MASTER PHASING PLAN, EXHIBIT B.
5. I/2B THROUGH 1989 DEVELOPMENT ALLOCATED FOR PHASE I, AS STIPULATED IN SECTION 5 OF THE RESTRICTED DEVELOPMENT ORDER.
6. GOVERNMENT AND SCHOOL SITES AND ROAD RIGHT-OF-WAYS WILL BE DEVELOPED IN PHASE I/2A.
7. THE WETLAND ACREAGE SHOWN HEREON IS BASED UPON AN AERIAL INTERPRETATION OF THE JURISDICTIONAL WETLANDS AND BOUNDARIES. APPROPRIATE DEVELOPMENT OF THE LIMITS OF THE JURISDICTIONAL WETLANDS SHOULD BE VERIFIED BY A FINAL DETERMINATION OF THE ACTUAL ACREAGE DEVELOPMENT PLAN AND ESTIMATES OF DWELLING UNITS MAY BE ADJUSTED ACCORDINGLY WITHIN THE SQUARE FOOTAGE DESIGNATED MASTER PHASING SCHEDULE. THE TOTAL NUMBER OF RESIDENT UNITS NOT EXCEED THE MAXIMUM UNITS SET FORTH FOR COMMERCIAL AND OTHER LAND USES BY ADEQ. A PHASING SCHEDULE AS SHOWN HEREON. THE DESIGN OF DWELLING UNITS BY ARCHITECTS SHALL BE CONSISTENT WITH THE MASTER DEVELOPMENT PLAN. THE LAND DETACHMENT OF THE MASTER PHASING SCHEDULE WILL NOT PREVENT INCREASED ANTICIPATED IMPACT OF WETLAND USE AS SET FORTH IN THE MASTER PHASING SCHEDULE. REQUIREMENTS SHALL BE SUBMITTED PURSUANT TO 38A06(9) F.S. AND PRESERVED NOT TO BE A SUBSTANTIAL DETACHMENT.
8. DUE TO CERTAIN DEVELOPMENT RESTRICTIONS, INCLUDING PARCEL SIZE, SHAPE, AVAILABILITY OF UTILITIES AND OTHER RESTRICTIONS, DEVELOPMENT OF CERTAIN PARCELS IS NOT DEEMED TO BE FEASIBLE AT THIS TIME. HOWEVER, ANY SUCH UNITS HAVE BEEN REMOVED FROM THESE PARCELS. THEY WILL BE RECONSIDERED TO THE MASTER PLAN SHOULD DEVELOPMENT CONDITIONS CHANGE.
9. A 50' WIDE BUFFER SHALL BE MAINTAINED ADJACENT TO THE SOUTHERN R/W OF BISHOP ESTATES ROAD ON PARCELS 80 AND 82 EXCEPT FOR BIKE PATHS, AND UTILITIES AND LANDSCAPING.



**JULINGTON CREEK
PLANTATION**
ST. JOHNS COUNTY, FLORIDA

MAP H AND MASTER DEVELOPMENT PLAN

DATE: AUGUST 2, 2004
AS AMENDED BY RESOLUTION NO. _____
PASSED BY ST. JOHNS COUNTY B.C.C., _____

England-Thims & Miller, Inc.
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
14710 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32256
CERTIFICATE OF AUTHORIZATION NUMBER 8554
PHONE NUMBER (904) 648-8890 FAX NUMBER (904) 646-8888

PROPOSED MAP H AND MDP
JULINGTON CREEK PLANTATION CDD
ST. JOHNS COUNTY, FLORIDA

ETN NO. E 94-117-08	REVISIONS:
DRAWN BY: S.M.D.	NO. 1: 2004 ADDED NOTE B PER ST. JOHNS COUNTY RESOLUTION
DESIGNED BY: S.M.D.	NO. 2: 2004 MODIFIED PARCELS 80 AND 82
CHECKED BY: D.C.H.	
DATE: AUGUST 2, 2004	

3

1142

Public Records of
St. Johns County, FL
Clerk# 04-074626
O.R. 2294 PG 725
08:05AM 10/06/2004
REC \$13.00 SUR \$14.00
Doc Stamps \$2,450.00

Prepared By/Record and Return To:
H. Joseph O'Shields, Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32207

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CLERK OF
PUBLIC RECORDS

SPECIAL WARRANTY DEED
(Parcel 50)

This Special Warranty Deed, executed this ~~23rd~~ day of September, 2004, by D. R. HORTON, INC. - JACKSONVILLE, a Delaware corporation, whose address is 9456 Philips Highway, Suite 1, Jacksonville, Florida 32256 ("Grantor") to JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a community development district organized pursuant to Chapter 190, Florida Statutes ("Grantee"), whose address is 10300 N.W. 11th Manor, Coral Springs, Florida .

WITNESSETH, that the Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee and Grantee's successors and assigns forever that certain land (the "Land") situated in St. Johns County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated in and made a part hereof

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (the "Property"), subject to taxes for the year of conveyance and subsequent years, and subject to covenants, conditions, restrictions, easements and other matters of record (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, Grantor does hereby fully warrant the title to said Land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

The Grantor and Grantee agree that the Property may not ever be used for any residential dwelling uses.

The Grantor and Grantee further agree that, if the Grantee is unable to provide for development (as that term is defined in Section 380.04, Florida Statutes) of a community center facility with amenities including, but not limited to, food service facilities, swimming pool, tennis courts, and other recreation amenities (the "Community Center"), all of which are to be

EXHIBIT
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located, in whole or in part, on the Property, for whatever reason, on or before three (3) years after the date of delivery of this Special Warranty Deed, then the Grantor may exercise the right to have the ownership of the Property revert to the Grantor and Grantee shall reconvey the Property to the Grantor, provided that the Grantor shall refund to Grantee the amount of the Purchase Price, less and except therefrom any amounts paid by Grantor to Grantee pursuant to the Purchase and Sale Agreement between Grantor and Grantee regarding the Property, together with interest at the rate announced, from time to time after the delivery date of this Special Warranty Deed until the date of such refund, by Wachovia Bank as its "prime rate".

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

Signed, sealed and delivered in the presence of:

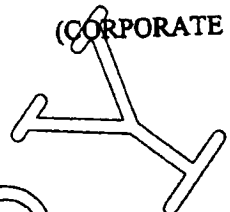
Carol S. Curtis
Print Name: Carol S. Curtis

Jennifer B. Cross
Print Name: Jennifer Cross

D. R. HORTON, INC. - JACKSONVILLE,
a Delaware corporation

By [Signature]
Print Name: John E. Zakoske
Title: Vice President

(CORPORATE SEAL)



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23rd day of September, 2004, by John E. Zakoske, the Vice President, of D. R. Horton, Inc. - Jacksonville, a Delaware corporation, on behalf of the corporation, who is personally known to me.

Deborah S. Mullen
Print Name: _____
Notary Public
My Commission Expires: March 04, 2005
Commission Number: _____



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PLANNING DEPARTMENT



EXHIBIT A

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ST. JOHNS
PLANNING DEPARTMENT

A portion of Section 34, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1711, Page 704 of the Public Records, of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 34; thence North 89°13'35" East, along the Southerly line of said Section 34, a distance of 1258.94 feet to the Point of Beginning.

From said Point of Beginning, thence North 14°08'44" East, departing said Southerly line, 263.55 feet to a point lying on the Southeasterly right of way line of Durbin Creek Boulevard, a 125 foot right of way, as now established, also being a point on a curve concave Northwesterly, having a radius of 2575.00 feet; thence Northeasterly, along said Southeasterly right of way line, and along the arc of said curve, through a central angle of 17°12'12", an arc length of 773.15 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 56°06'00" East, 770.25 feet; thence South 44°56'51" East, along the Northwesterly prolongation of the Westerly Boundary line of Julington Creek Plantation, Parcel 53, Phase 1, as recorded in Map Book 41, Pages 1 through 8, said Public Records, and along said Westerly boundary line, a distance of 941.96 feet to a point lying on said Southerly line of Section 34; thence South 89°13'35" West, along said Southerly line, 1369.31 feet to the Point of Beginning.

Containing 11.83 acres, more or less.

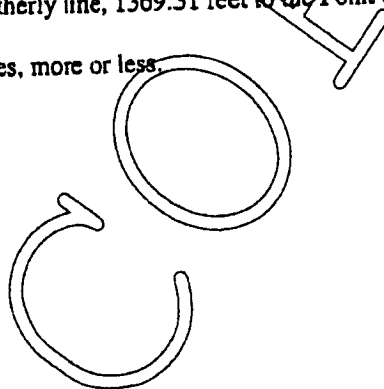


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Public Records of
St. Johns County, FL
Clerk# 02-003511
O.R. 1705 PG 1342
12:07PM 01/17/2002
REC \$105.00 SUR \$13.50
Doc Stamps \$77,440.30

2
20
Prepared by and return to:
Linda Connor Kane, Esquire
Holland & Knight LLP
50 North Laura, Suite 3900
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th 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. H. 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.

RECORDED

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PL/...

EXHIBIT

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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:

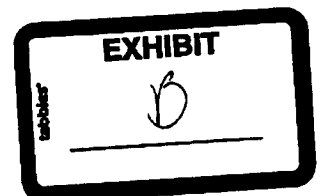
LOTS 437, 542 through 562; 563A, 563B, 564, 565, 567, 568, 570, 572, 574; 576, 577, 578, 579, 580, 581, 582, 583, 584, 585; 588, 589, 591 through 604; 612 through 618, 620, 621; 624, 625, 626, 628, 629; 631 through 642, 644, 645, 646, 647 and 648, JULINGTON CREEK PLANTATION PARCEL 56 PHASE 1, according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

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Page 1 of 17

ST. JOHNS COUNTY



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° 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° 43' 18" East, 2552.15 feet; thence North 73° 31' 56" East, 145.99 feet; thence South 13° 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° 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° 53' 09" West, 714.47 feet; thence North 24° 22' 07" East, 373.30 feet; thence North 80° 11' 45" East, 789.00 feet; thence South 19° 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° 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° 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° 59' 45" West, along said Southeasterly boundary, a distance of 1085 feet, more or less, to an angle point therein; thence South 84° 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:

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Page 2 of 17

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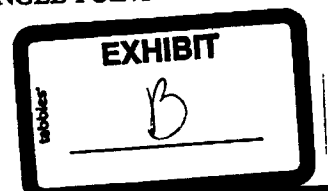
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PARCELS 83 PHASE 2 AND 66

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 VACATED, 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 SUBTENDED 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

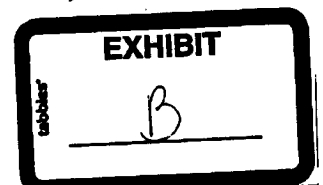
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THEREIN, SAID ANGLE POINT BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION.

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

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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:

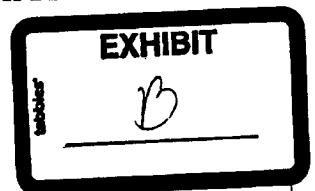
FOR A POINT OF REFERENCE, COMMENCE AT A POINT LYING IN THE NORTHEASTERLY BOUNDARY OF TRACT "D", AS SHOWN ON THE AFOREMENTIONED PLAT OF JULINGTON CREEK UNIT SIX, SAID POINT BEING IN A LINE LYING PARALLEL WITH AND 100.00 FEET NORTHEASTERLY OF THE CENTERLINE OF RACETRACK ROAD AS NOW ESTABLISHED, WHEN MEASURED 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

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ST. JOHNS COUNTY
PLANNING DEPARTMENT



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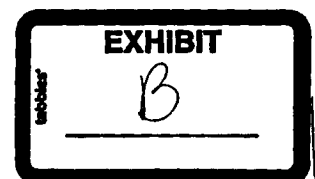
NORTH 58°37'06" EAST, 35.36 FEET; THENCE SOUTH 76°22'54" EAST, TANGENT TO SAID CURVE, A DISTANCE OF 40.64 FEET; THENCE NORTH 13°37'06" EAST, A DISTANCE OF 166.14 FEET; THENCE NORTH 79°36'00" EAST, A DISTANCE OF 311.73 FEET; THENCE NORTH 23°34'00" WEST, 783.93 FEET; THENCE NORTH 40°50'45" WEST, 969.50 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.

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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° 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° 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° 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° 11' 36" East, along said Northerly boundary, a distance of 1947.10 feet to the Point of Beginning.

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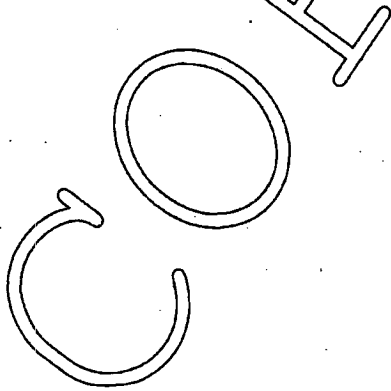
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PARCEL J:

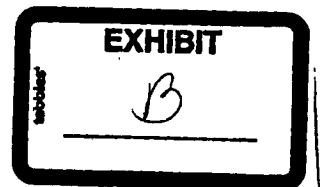
UNDEVELOPED PARCEL 4

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° 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° 15' 51" West, a distance of 93.49 feet; thence North 24° 40' 12" West, 30.39 feet; thence North 15° 53' 22" West, 115.84 feet; thence North 09° 19' 05" West, 81.63 feet; thence North 06° 57' 15" West, 99.00 feet; thence North 05° 05' 07" West, 109.41 feet; thence North 05° 48' 15" West, 110.18 feet; thence North 07° 47' 21" West, 106.90 feet; thence North 10° 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° 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° 33' 34" East, along said Easterly boundary, a distance of 531.36 feet to the Point of Beginning.



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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° 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° 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° 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° 15' 04" West, 660.28 feet; thence North 01° 36' 48" West, 1320.37 feet; thence South 89° 13' 37" West, 664.62 feet; thence South 01° 47' 18" East, 1320.15 feet; thence South 02° 14' 04" East, 1340.96 feet; thence South 89° 33' 39" West, 662.34 feet; thence North 02° 10' 39" West, 1336.69 feet; thence South 89° 12' 29" West, 660.57 feet; thence South 89° 13' 36" West, 2641.92 feet; thence South 89° 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° 45' 36" West, 311.82 feet; thence North 39° 00' 48" East, 110.00 feet; thence South 50° 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° 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° 39' 38" East, 44.49 feet; thence North 27° 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° 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° 39' 38" West, 34.60 feet; thence North 50° 59' 12" West, tangent to said curve, a distance of 38.52 feet;

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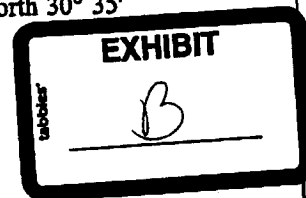


thence North 39° 00' 48" East, a distance of 151.22 feet to a point on a curve lying concave Northeasterly and having a radius of 250.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of 22° 24' 48", for an arc distance of 97.80 feet to the point of tangency thereof, 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 11° 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'

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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° 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° 56' 59" East, 62.67 feet; thence North 19° 31' 02" East, departing said curve, a distance of 95.00 feet; thence North 65° 29' 39" West, 40.00 feet; thence North 29° 29' 40" East, 56.45 feet; thence North 19° 57' 49" East, 93.32 feet; thence North 12° 06' 07" East, 93.25 feet; thence North 23° 46' 55" East, 278.92 feet; thence North 02° 03' 25" East, 164.15 feet; thence North 08° 28' 53" West, a distance of 436.38 feet to the Point of Beginning.

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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 Northeastly 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.

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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° 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° 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° 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° 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° 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° 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° 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° 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 7 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° 43' 03" East, 730.27 feet; thence North 69° 26' 43" East, 566.49 feet; thence South 46° 40' 47" East, a distance of 200.00 feet to the Point of Beginning.

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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° 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° 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° 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° 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° 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° 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° 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° 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° 40' 00" East, 114.56 feet; thence South 21° 29' 02" West, tangent to said curve, a distance of 39.23 feet; thence South 67° 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° 27' 00" West, a distance of 24.92 feet; thence North 67° 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° 31' 13" West, 69.04 feet; North 76° 43' 47" West, 47.78 feet; North 88° 19' 46" West, 34.25 feet; North 56° 10' 36" West, 53.78 feet; North 73° 18' 13" West, 91.92 feet; North 70° 19' 16" West, 51.63 feet; thence North 82° 02' 23"

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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.

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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.

EXHIBIT

B

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.

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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 ~~DOI~~ 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 356, 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 1171, 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).


EXHIBIT

B

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 1"); 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 1"; 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 1"); 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 ("Creekside 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 1 "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 1 "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 1 "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 1 "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

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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, 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

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- 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

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- 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:

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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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EXHIBIT	
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9/23

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

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

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.

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ST. JOHNS COUNTY
PLANNING DEPARTMENT

EXHIBIT
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118.50

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

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

[Signature]
Print Name: FRANK W. TIFFANY

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

[Signature]
Print Name: DONNA M. CESARO-RENGUE

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

(CORPORATE SEAL)

STATE OF Florida
COUNTY OF Balm Beach : ss.

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.

[Signature]
(Signature of Notary Public)

DONNA MARIA CESARO-RENGUE
Notary Public - State of Florida
My Commission Expires Mar 27, 2003
Commission # CC 816193

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

JAX1-642385

EXHIBIT
B

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:

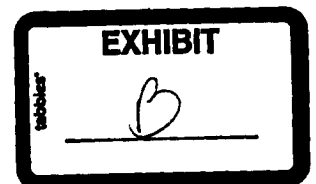
LOTS 167, 168, 170, 173, 178, 180, 182, 183, 186, 187, 188, 189, 190, 191, 194, 196, 198 through 203, 206, 218, 220, 222, 223, 224, 232, 233, 234, 235, 236, 238, 239, 240, 242, 243, 244, 246, 248, 328, 330, 331, 337, 339, 340 and 344, JULINGTON CREEK PLANTATION PARCEL 53 PHASE 1, according to plat thereof 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:

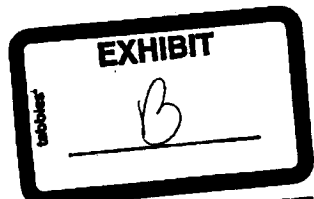
For a Point of Beginning, commence at a point lying in the Easterly right of way line of Bishop Estates Road, as now established for a width of 60 feet, said point being the most Southerly corner of Julington Creek Plantation Parcel 83 Phase 1, according to the plat thereof recorded in Map Book 41, Pages 69 through 74, of the aforementioned Public Records of St. Johns County, Florida; thence South 05° 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° 43' 18" East, 2552.15 feet; thence North 73° 31' 56" East, 145.99 feet; thence South 13° 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° 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° 53' 09" West, 714.47 feet; thence North 24° 22' 07" East, 573.30 feet; thence North 80° 11' 45" East, 789.00 feet; thence South 19° 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° 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° 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° 59' 45" West, along said Southeasterly boundary, a distance of 1085 feet, more or less, to an angle point therein; thence South 84° 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:

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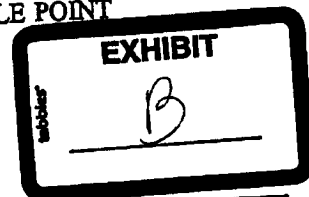
**ST. JOHNS COUNTY
PLANNING DEPARTMENT**



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 VACATED, 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 SUBTENDED 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 800.00 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

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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.

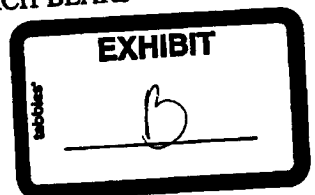
ALSO LESS AND EXCEPT:

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.

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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° 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° 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° 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° 11' 36" East, along said Northerly boundary, a distance of 1947.10 feet to the Point of Beginning.

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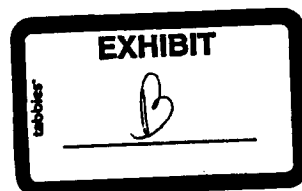
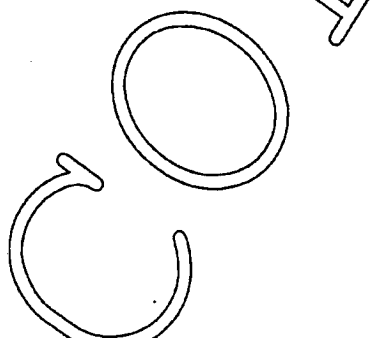
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PARCEL J:

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° 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° 15' 51" West, a distance of 93.49 feet; thence North 24° 40' 12" West, 30.39 feet; thence North 15° 53' 22" West, 115.84 feet; thence North 09° 19' 05" West, 81.63 feet; thence North 06° 57' 15" West, 99.00 feet; thence North 05° 05' 07" West, 109.41 feet; thence North 05° 48' 15" West, 110.18 feet; thence North 07° 47' 21" West, 106.90 feet; thence North 10° 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 center line 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° 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° 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;

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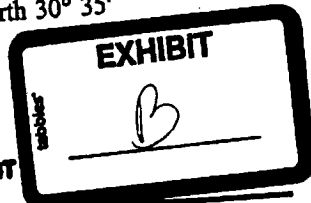
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thence North 39° 00' 48" East, a distance of 151.22 feet to a point on a curve lying concave Northeasterly and having a radius of 250.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of 22° 24' 48", for an arc 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 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 11° 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'

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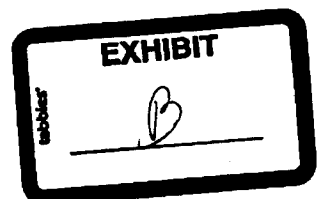
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00" East, a distance of 115.71 feet to a point on a curve lying concave Northeasterly and having a radius of 325.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of 11° 03' 58", for an arc distance of 62.77 feet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

COPY



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° 55' 55" West, 771.56 feet; thence North 56° 46' 03" East, 990.52 feet; thence North 57° 44' 36" West, departing said Westerly boundary of Julington Creek Plantation Parcel 53 Phase 1, a distance of 248.59 feet; thence South 38° 51' 50" West, 330.25 feet; thence North 49° 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° 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° 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° 47' 12" West, 2131.85 feet; thence South 89° 14' 24" West, tangent to said curve, a distance of 260.53 feet to the Northeastly 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° 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° 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° 14' 31" East, along the Southerly boundary of said Julington Creek Unit Seven, a distance of 1369.31 feet to the Point of Beginning.

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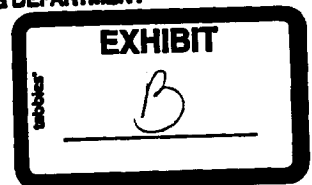
PARCEL M:

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 $83^{\circ} 43' 05''$ East, 730.29 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.

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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 $82^{\circ} 02' 23''$

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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.

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PARCEL O:

UNDEVELOPED PARCEL 9

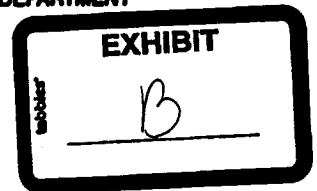
A parcel of land lying in Section 4, Township 5 South, Range 27 East, St. Johns County, Florida, being a part of Julington Creek Unit Eight, Map Book 18, Pages 33 through 51, now vacated by Resolution Number 95-152 recorded in Official Records Volume 1131, Page 656, of the Public Records of said St. 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° 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° 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° 26' 04" East, 735.48 feet; thence North 89° 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° 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° 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° 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° 15' 34" East, 337.65 feet; thence South 00° 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° 35' 54" West, along said Southerly boundary, a distance of 91.24 feet to an angle point therein; thence South 89° 33' 43" West, along said Southerly boundary, a distance of 1328.72 feet; thence South 89° 31' 34" West, along said Southerly boundary, a distance of 103.23 feet to the Point of Beginning.

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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

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EXHIBIT

B

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.

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PLANNING DEPARTMENT**

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EXHIBIT "C"

Permitted Encumbrances

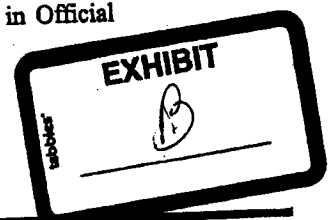
1. Taxes for the year 2002 and taxes or assessments which are not shown as existing liens by the public records or which may be levied or assessed subsequent to the date hereof. Said taxes become a lien as of January 1 of each year, but are not due and payable until November 1 of that same year, pursuant 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 356, 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 555, 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).

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 ST. JOHNS COUNTY
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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 1"); 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 1"; 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 1"); 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 ("Creekside 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 ("Summer Chase"); Supplemental Declaration recorded in Official Records Book 1098, page 1425 (Parcel 35-Phase 1 "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 1 "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 1 "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 1 "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-IB) 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

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- 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 55-1) 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

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- 10. 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, 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:

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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;

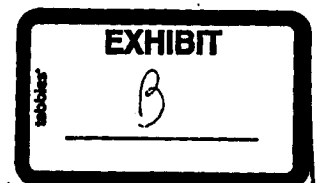
JULINGTON CREEK PLANTATION PARCEL 55 PHASE 3, according to plat thereof recorded in Map Book 42, pages 19 through 23; and

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.

COPY

49019.39

JAX1 #645059 v1



Revised July 6, 2005
December 13, 2004

Work Order No. 04-288.00
Julington Creek Plantation
Parcel 52

SURVEYOR'S DESCRIPTION

A portion of Section 34, Township 4 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 34; thence South $89^{\circ}13'40''$ West, along the Southerly line of said Section 34, a distance of 2674.09 feet to the Southwest corner of those lands shown on the plat of Julington Creek Plantation, Parcel 53, Phase 1, as recorded in Map Book 41, Pages 1 through 8, of the Public Records of said St. Johns County, Florida; thence North $45^{\circ}01'07''$ West, along a Westerly line of said lands, 772.66 feet to the Westerly most corner of said lands, and the Point of Beginning.

From said Point of Beginning, thence continue North $45^{\circ}01'07''$ West, departing said Westerly line, 168.80 feet to a point lying on the Southeasterly right of way line of Durbin Creek Boulevard, a 125 foot right of way, as shown on the plat of Julington Creek Plantation, Parcel 44, Phase 1A, as recorded in Map Book 34, Pages 19 through 27 of said Public Records, said point also being a point on a curve concave Northwesterly, having a radius of 2575.00 feet; thence Northeasterly, along said Southeasterly right of way line, and along the arc of said curve, through a central angle of $07^{\circ}12'48''$, an arc length of 324.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $43^{\circ}54'57''$ East, 323.96 feet; thence North $40^{\circ}18'33''$ East, along said Southeasterly right of way line, 247.47 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1925.00 feet; thence Northeasterly, along said Southeasterly right of way line, and along the arc of said curve, through a central angle of $27^{\circ}17'51''$, an arc length of 917.13 feet to a point on said curve, said point also being the Northwest corner of those lands shown on the plat of Julington Creek Plantation, Parcel 54, Phase 1, as recorded in Map Book 38, Pages 51 through 56 of said Public Records, said arc being subtended by a chord bearing and distance of North $53^{\circ}57'29''$ East, 908.48 feet; thence South $03^{\circ}33'43''$ East, along the Westerly line of said lands, 295.08 feet to the Northwest corner of said lands shown on the plat of Julington Creek Plantation, Parcel 53, Phase 1; thence Southwesterly, along the Westerly line of said lands the following two courses: Course 1, thence South $38^{\circ}36'56''$ West, 305.04 feet; Course 2, thence South $56^{\circ}44'15''$ West, 990.16 feet to the Point of Beginning.

Containing 9.40 acres, more or less.

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Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

September 17, 2004

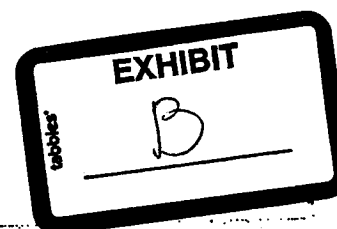
Work Order No. 04-238.00
Julington Creek Parcel 50

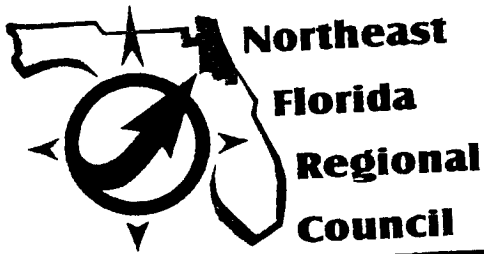
A portion of Section 34, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1711, Page 704 of the Public Records, of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 34; thence North $89^{\circ}13'35''$ East, along the Southerly line of said Section 34, a distance of 1258.94 feet to the Point of Beginning.

From said Point of Beginning, thence North $14^{\circ}08'44''$ East, departing said Southerly line, 263.55 feet to a point lying on the Southeasterly right of way line of Durbin Creek Boulevard, a 125 foot right of way, as now established, also being a point on a curve concave Northwesterly, having a radius of 2575.00 feet; thence Northeasterly, along said Southeasterly right of way line, and along the arc of said curve, through a central angle of $17^{\circ}12'12''$, an arc length of 773.15 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $56^{\circ}06'00''$ East, 770.25 feet; thence South $44^{\circ}56'51''$ East, along the Northwesterly prolongation of the Westerly Boundary line of Julington Creek Plantation, Parcel 53, Phase 1, as recorded in Map Book 41, Pages 1 through 8, said Public Records, and along said Westerly boundary line, a distance of 941.96 feet to a point lying on said Southerly line of Section 34; thence South $89^{\circ}13'35''$ West, along said Southerly line, 1369.31 feet to the Point of Beginning.

Containing 11.83 acres, more or less.





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Bringing Communities Together

Baker • Clay • Duval • Flagler • Nassau • Putnam • St. Johns

June 8, 2005

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

RE: Julington Creek DRI – Notice of Proposed Change

Dear Mr. Addae-Mensa:

NEFRC staff has reviewed the Notice of Proposed Change for the Julington Creek DRI located in St. Johns County, received May 23, 2005. The following recommendation is based upon our review of the information provided in the NOPC, as well as review comments from other agencies. According to the applicant, a comprehensive plan amendment is not necessary to accommodate the changes proposed in the NOPC.

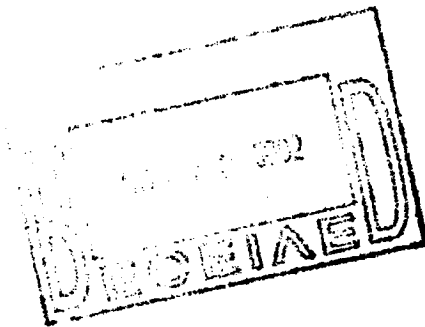
The NOPC proposes two changes to Map H to change the designated land use on two parcels. The first is a change to Map H to change the land use on Parcel 50 from Residential to Commercial to allow for development of a new recreation center. The change to Parcel 50 will not affect the land use amounts approved in the D.O. The second change to Map H is a change in the land use designation on Parcel 52 from Recreation to Multi-family Residential. A total of 60 multi-family units are being transferred from Parcel 69A and Parcel 70 to Parcel 52. Again, no change to the land use amounts approved in the D.O. are proposed.

The changes to the land uses on two parcels in the Julington Creek DRI, with no change to the land use amounts, will not result in additional regional impacts. Therefore, staff recommends, if St. Johns County adopts the changes as proposed in the NOPC, that the proposed changes do not constitute a substantial deviation. Should you have any questions regarding this recommendation, please contact me at (904) 279-0880.

Sincerely,

Edward Lehman
Director of Growth Management

cc: Ms. Anna Shea
Ms. Lindsay Haga



JAN 27 2006

THE ST. AUGUSTINE RECORD

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

COPY OF ADVERTISEMENT

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT**
who on oath says that he 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 **NOTICE OF HEARING**
in the matter **NOPC 05-01 JULINGTON CK DRI**
was published in said newspaper in the issues of
JANUARY 23, 2006.

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
he 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 **23RD** day of **JANUARY, 2006.**

by *Charles Barrett* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Brian Fike



Brian Fike
My Commission DD327588
Expires June 09, 2008

(Signature of Notary Public)

(Seal)

BRIAN FIKE

NOTICE OF HEARING

Notice is hereby given that a public hearing will be held on **January 23, 2006** at 9:00 AM in the Board of County Commissioners, County Administration Center, 4020 Lewis Speedway, St. Augustine, Florida. The subject property is located on Race Track Road within St. Johns County, Florida.

The subject property is located on Race Track Road within St. Johns County, Florida.

NOPC 2006-01 JULINGTON CK DRI

This matter is listed in the Planning Division of the County Administration 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 Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. 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 procedure. It is anticipated that one or more County Commissioners may attend this meeting. 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 notified public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 249, St. Augustine, Florida, 32085.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES E. BRYANT, CHAIRMAN**

FILE NUMBER: NOPC 2006-01 Julington Creek DRI
L2406 Jan 23, 2006

JAN 27 2006

THE ST. AUGUSTINE RECORD

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

COPY OF ADVERTISEMENT

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT** who on oath says that he 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 **NOTICE OF HEARING** in the matter **NOPC 05-01 JULINGTON CK DRI** was published in said newspaper in the issues of **JANUARY 23, 2006.**

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 he 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 **23RD** day of **JANUARY, 2006.**

by *[Signature]* who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

[Signature of Brian Fike]



Brian Fike
My Commission DO327568
Expires June 09, 2006

(Signature of Notary Public)

(Seal)

BRIAN FIKE

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held on **JANUARY 23, 2006** at 9:00 a.m. in the Board of County Commissioners, County Administration Center, 4020 Lewis Speedway, St. Augustine, Florida. The purpose of the hearing is to consider the request for modification of the DRI Development Order (DO).

The subject property is located on Roper Track Road within St. Johns County, Florida.

NOPC 2005-01 JULINGTON CREEK DRI

This matter 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 Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the Office of the Coordinator at 3205-209-0450 or the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. 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 desires 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 county imposed quasi-judicial rules of procedure. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this matter, except with compliance with Resolution 95-126, to properly notified 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 2005-01 Julington Creek DRI
L2406 Jan 23, 2006**