

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING CONVEYANCE OF 31.87 ACRES AS PHASE I OF THE APPROXIMATELY 100 ACRE COMMUNITY PARK SITE WITHIN RIVERTOWN DRI PER THE DEVELOPMENT ORDER.**

**RECITALS**

**WHEREAS**, St. Joe Company has agreed to the terms and conditions in the Warranty Deed, attached hereto as Exhibit A, incorporated by reference and made a part hereof, to convey 31.87 acres as Phase I of the Community Park tract in compliance with the Rivertown DRI Development Order Resolution 2004-45 and Resolution 2008-280; and

**WHEREAS**, Access to the Community Park Site is provided via a non-exclusive access easement Exhibit B, incorporated by reference and made a part hereof; and

**WHEREAS**, the Community Park plan for the site provides 4 baseball fields, adequate parking for the fields, entry roads, adequate conduit for future lighting of the fields, and bathroom/concession facility with 4 multipurpose fields to be constructed on or about October 31, 2010 per Resolution 2008-280. The ultimate size of the community park is approximately 100 acres; and

**WHEREAS**, these lands will enhance the recreational opportunities for St. Johns County residents and it is in the best interest of the public to accept this dedication.

**NOW THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida, as follows:

**Section 1.** The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

**Section 2.** The dedication of property, as described in the Warranty Deed is hereby accepted, conveying the property free and clear of any encumbrances along with a Non-exclusive Access Easement.

**Section 3.** The Clerk is instructed to record the original Warranty Deed and Non-exclusive Access Easement in the Official Records of St. Johns County, Florida and a certified copy of this Resolution shall be forwarded forthwith to Chris Kuhn, The St. Joe Company, Inc., 12724 Gran Bay Parkway West, Jacksonville, FL 32258.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 28 day of October, 2008.

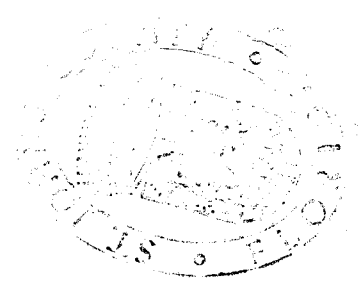
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Cyndi Stevens  
Cyndi Stevenson, Chair

ATTEST: Cheryl Strickland, Clerk

By: Pam Halterman  
Deputy Clerk

RENDITION DATE 10/31/08



PREPARED BY AND RETURN TO:

JODY LANE BROOKS, ESQ.  
C/O THE ST. JOE COMPANY  
12724 GRAN BAY PKWY WEST, SUITE 150  
JACKSONVILLE, FLORIDA 32258

**DEED OF DEDICATION**  
(RiverTown DRI Park Improvements – Phase 1)

**THIS INDENTURE**, made this \_\_\_\_ day of \_\_\_\_\_, 2008, between **THE ST. JOE COMPANY**, a Florida corporation, having an address of 245 Riverside Avenue Suite 500, Jacksonville, Florida 32202, and **THE MAIN STREET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, having an address of 14785 Old St. Augustine Road, Suite 4, Jacksonville, Florida 32258, (collectively the “Grantor”) and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, having an address of 4020 Lewis Speedway, St. Augustine, Florida 32084 ( the “Grantee”).

**WITNESSETH**, that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land and appurtenances, situate in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT “A,” ATTACHED  
HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.

**TO HAVE AND HOLD** the same unto the Grantee, its successors and assigns forever in fee simple for use as a public park.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007 and those easements and restrictions of record, if any.

IN WITNESS WHEREOF, Grantor has executed this Deed of Dedication as of the day and year set forth above.

WITNESS:

THE ST. JOE COMPANY, a Florida Corporation

\_\_\_\_\_  
(1<sup>st</sup> Witness Signature)

\_\_\_\_\_  
By: Nicholas T. Cassala

\_\_\_\_\_  
(Print Name)

Its:

\_\_\_\_\_  
(2<sup>nd</sup> Witness Signature)

\_\_\_\_\_  
(Print Name)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2008, by Nicholas T. Cassala as \_\_\_\_\_ of The St. Joe Company who is personally known to me.

My commission expires:

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Print Name

WITNESS:

MAIN STREET COMMUNITY  
DEVELOPMENT DISTRICT, a local unit of  
special-purpose government

\_\_\_\_\_  
(1<sup>st</sup> Witness Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(2<sup>nd</sup> Witness Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
By:

\_\_\_\_\_  
Its:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2008, by \_\_\_\_\_ as \_\_\_\_\_ of the Main Street Community Development  
District who is personally known to me.

My commission expires:

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Print Name

**ACCEPTANCE BY GRANTEE**

By execution of this Deed of Dedication, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions and restrictions provided in this Deed of Dedication.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

WITNESS:

ST. JOHNS COUNTY, FLORIDA,  
a Political Subdivision of the State of  
Florida

\_\_\_\_\_  
(1<sup>st</sup> Witness Signature)

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(2<sup>nd</sup> Witness Signature)

\_\_\_\_\_  
(Print Name)

STATE OF FLORIDA  
COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by \_\_\_\_\_ as \_\_\_\_\_ of St. Johns County, Florida, a political subdivision of the State of Florida, who is personally known to me has produced a \_\_\_\_\_ as identification.

My commission expires:

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Print Name

## EXHIBIT "A"

### Legal Description

RIVERTOWN  
BALLPARK PHASE 1  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1370, PAGE 122 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 88°16'05" EAST, A RADIAL DISTANCE OF 1,382.69 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°55'33", A DISTANCE OF 336.07 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°13'52" EAST, 335.24 FEET; THENCE NORTH 12°11'31" EAST, A DISTANCE OF 383.06 FEET TO A POINT; THENCE SOUTH 77°48'21" EAST, A DISTANCE OF 41.29 FEET TO A POINT; THENCE NORTH 80°54'56" EAST, A DISTANCE OF 176.69 FEET TO A POINT; THENCE SOUTH 77°37'48" EAST, A DISTANCE OF 99.59 FEET TO A POINT; THENCE SOUTH 28°16'16" EAST, A DISTANCE OF 141.85 FEET TO A POINT; THENCE SOUTH 32°36'50" EAST, A DISTANCE OF 63.23 FEET TO A POINT; THENCE SOUTH 36°33'48" EAST, A DISTANCE OF 90.56 FEET TO A POINT; THENCE SOUTH 14°28'41" WEST, A DISTANCE OF 108.34 FEET TO A POINT; THENCE SOUTH 78°11'38" EAST, A DISTANCE OF 47.23 FEET TO A POINT; THENCE NORTH 42°18'37" EAST, A DISTANCE OF 48.27 FEET TO A POINT; THENCE NORTH 10°24'04" WEST, A DISTANCE OF 44.88 FEET TO A POINT; THENCE NORTH 31°17'33" EAST, A DISTANCE OF 51.43 FEET TO A POINT; THENCE NORTH 76°30'43" EAST, A DISTANCE OF 40.94 FEET TO A POINT; THENCE SOUTH 65°07'18" EAST, A DISTANCE OF 56.26 FEET TO A POINT; THENCE SOUTH 59°02'55" EAST, A DISTANCE OF 38.94 FEET TO A POINT; THENCE SOUTH 34°20'57" EAST, A DISTANCE OF 48.20 FEET TO A POINT; THENCE NORTH 11°41'32" EAST, A DISTANCE OF 14.85 FEET TO A POINT; THENCE NORTH 31°19'19" WEST, A DISTANCE OF 28.91 FEET TO A POINT; THENCE NORTH 45°38'02" EAST, A DISTANCE OF 50.26 FEET TO A POINT; THENCE NORTH 20°23'31" EAST, A DISTANCE OF 69.11 FEET TO A POINT; THENCE NORTH 34°57'09" EAST, A DISTANCE OF 34.03 FEET TO A POINT; THENCE NORTH 37°22'57" EAST, A DISTANCE OF 30.50 FEET TO A POINT; THENCE NORTH 64°11'09" EAST, A DISTANCE OF 20.11 FEET TO A POINT; THENCE NORTH 73°57'24" EAST, A DISTANCE OF 11.76 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 65.53 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°24'37" EAST, 65.05 FEET; THENCE NORTH 03°17'53" EAST, A DISTANCE OF 58.49 FEET TO A POINT; THENCE SOUTH 74°00'10" EAST, A DISTANCE OF 92.26 FEET TO A POINT; THENCE SOUTH 03°17'53" WEST, A DISTANCE OF 38.21 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 82.75 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°58'28" WEST, 82.36 FEET; THENCE SOUTH 53°20'48" EAST, A DISTANCE OF 4.53 FEET TO A POINT; THENCE NORTH 85°49'10" EAST, A DISTANCE OF 32.48 FEET TO A POINT; THENCE NORTH 85°49'04" EAST, A DISTANCE OF 38.73 FEET TO A POINT; THENCE SOUTH 63°34'28"

EAST, A DISTANCE OF 57.99 FEET TO A POINT; THENCE NORTH 76°49'28" EAST, A DISTANCE OF 60.61 FEET TO A POINT; THENCE NORTH 71°59'36" EAST, A DISTANCE OF 79.47 FEET TO A POINT; THENCE NORTH 45°20'01" EAST, A DISTANCE OF 82.64 FEET TO A POINT; THENCE SOUTH 69°32'49" EAST, A DISTANCE OF 40.47 FEET TO A POINT; THENCE NORTH 80°36'44" EAST, A DISTANCE OF 88.09 FEET TO A POINT; THENCE SOUTH 79°01'26" EAST, A DISTANCE OF 28.45 FEET TO A POINT; THENCE SOUTH 44°01'27" EAST, A DISTANCE OF 37.24 FEET TO A POINT; THENCE SOUTH 62°54'53" EAST, A DISTANCE OF 32.24 FEET TO A POINT; THENCE NORTH 47°01'44" WEST, A DISTANCE OF 22.92 FEET TO A POINT; THENCE NORTH 32°29'57" WEST, A DISTANCE OF 52.96 FEET TO A POINT; THENCE NORTH 14°18'58" EAST, A DISTANCE OF 43.76 FEET TO A POINT; THENCE NORTH 37°21'43" EAST, A DISTANCE OF 55.40 FEET TO A POINT; THENCE NORTH 08°25'15" EAST, A DISTANCE OF 51.08 FEET TO A POINT; THENCE NORTH 44°43'52" EAST, A DISTANCE OF 91.58 FEET TO A POINT; THENCE NORTH 17°41'48" EAST, A DISTANCE OF 39.75 FEET TO A POINT; THENCE NORTH 24°10'26" EAST, A DISTANCE OF 55.31 FEET TO A POINT; THENCE NORTH 32°40'15" EAST, A DISTANCE OF 72.31 FEET TO A POINT; THENCE SOUTH 80°06'28" EAST, A DISTANCE OF 62.30 FEET TO A POINT; THENCE SOUTH 50°12'22" EAST, A DISTANCE OF 32.80 FEET TO A POINT; THENCE SOUTH 19°58'35" WEST, A DISTANCE OF 47.31 FEET TO A POINT; THENCE SOUTH 16°14'48" WEST, A DISTANCE OF 36.78 FEET TO A POINT; THENCE SOUTH 06°40'40" EAST, A DISTANCE OF 83.83 FEET TO A POINT; THENCE SOUTH 00°20'10" WEST, A DISTANCE OF 104.70 FEET TO A POINT; THENCE SOUTH 21°53'55" EAST, A DISTANCE OF 42.31 FEET TO A POINT; THENCE SOUTH 20°00'18" EAST, A DISTANCE

OF 35.28 FEET TO A POINT; THENCE SOUTH 37°15'18" WEST, A DISTANCE OF 24.84 FEET TO A POINT; THENCE SOUTH 04°10'25" EAST, A DISTANCE OF 17.11 FEET TO A POINT; THENCE SOUTH 19°38'35" EAST, A DISTANCE OF 58.61 FEET TO A POINT; THENCE SOUTH 02°01'02" EAST, A DISTANCE OF 70.54 FEET TO A POINT; THENCE SOUTH 21°16'51" EAST, A DISTANCE OF 40.96 FEET TO A POINT; THENCE SOUTH 06°48'18" WEST, A DISTANCE OF 39.48 FEET TO A POINT; THENCE SOUTH 17°39'13" EAST, A DISTANCE OF 16.52 FEET TO A POINT; THENCE SOUTH 17°49'25" WEST, A DISTANCE OF 98.26 FEET TO A POINT; THENCE SOUTH 25°05'10" WEST, A DISTANCE OF 63.59 FEET TO A POINT; THENCE SOUTH 42°09'07" EAST, A DISTANCE OF 25.18 FEET TO A POINT; THENCE SOUTH 11°23'44" WEST, A DISTANCE OF 33.38 FEET TO A POINT; THENCE SOUTH 02°16'31" WEST, A DISTANCE OF 87.64 FEET TO A POINT; THENCE SOUTH 36°48'38" EAST, A DISTANCE OF 43.61 FEET TO A POINT; THENCE SOUTH 23°31'41" EAST, A DISTANCE OF 13.07 FEET TO A POINT; THENCE SOUTH 30°12'23" EAST, A DISTANCE OF 34.50 FEET TO A POINT; THENCE SOUTH 16°44'12" EAST, A DISTANCE OF 31.83 FEET TO A POINT; THENCE SOUTH 42°12'52" EAST, A DISTANCE OF 28.50 FEET TO A POINT; THENCE SOUTH 46°08'20" WEST, A DISTANCE OF 25.26 FEET TO A POINT; THENCE SOUTH 27°10'21" EAST, A DISTANCE OF 16.54 FEET TO A POINT; THENCE SOUTH 44°00'33" EAST, A DISTANCE OF 42.51 FEET TO A POINT; THENCE SOUTH 03°59'30" EAST, A DISTANCE OF 49.37 FEET TO A POINT; THENCE NORTH 87°14'18" WEST, A DISTANCE OF 41.34 FEET TO A POINT; THENCE NORTH 15°21'20" WEST, A DISTANCE OF 31.48 FEET TO A POINT; THENCE NORTH 70°06'15" WEST, A DISTANCE OF 33.37 FEET TO A POINT; THENCE SOUTH 54°24'29" WEST, A DISTANCE OF 37.91 FEET TO A POINT; THENCE SOUTH 47°53'24" WEST, A DISTANCE OF 68.36 FEET TO A POINT; THENCE SOUTH 24°59'15" WEST, A DISTANCE OF 51.67 FEET TO A POINT; THENCE NORTH 52°32'04" WEST, A DISTANCE OF 54.34 FEET TO A POINT; THENCE NORTH 74°57'26" WEST, A DISTANCE OF 43.52 FEET TO A POINT; THENCE NORTH 87°42'54" WEST, A DISTANCE OF 43.42 FEET TO A POINT; THENCE SOUTH 65°07'50" WEST, A DISTANCE OF 30.21 FEET TO A POINT; THENCE SOUTH 88°49'44" WEST, A DISTANCE OF 10.42 FEET TO A POINT; THENCE NORTH 84°04'17" WEST, A DISTANCE OF 37.91 FEET TO A POINT; THENCE SOUTH 10°34'38" WEST, A DISTANCE OF 35.53 FEET TO A POINT; THENCE NORTH 80°57'39" WEST, A DISTANCE OF 39.58



FEET TO A POINT; THENCE SOUTH 32°03'40" WEST, A DISTANCE OF 50.91 FEET TO A POINT; THENCE SOUTH 00°07'41" EAST, A DISTANCE OF 34.06 FEET TO A POINT; THENCE SOUTH 36°20'51" EAST, A DISTANCE OF 32.77 FEET TO A POINT; THENCE SOUTH 29°58'54" WEST, A DISTANCE OF 43.10 FEET TO A POINT; THENCE NORTH 85°59'37" WEST, A DISTANCE OF 29.18 FEET TO A POINT; THENCE SOUTH 67°52'40" WEST, A DISTANCE OF 44.36 FEET TO A POINT; THENCE SOUTH 22°50'05" WEST, A DISTANCE OF 46.15 FEET TO A POINT; THENCE SOUTH 26°01'59" WEST, A DISTANCE OF 161.60 FEET TO A POINT; THENCE NORTH 51°41'45" WEST, A DISTANCE OF 619.42 FEET TO A POINT; THENCE NORTH 21°58'07" EAST, A DISTANCE OF 27.98 FEET TO A POINT; THENCE NORTH 63°33'55" EAST, A DISTANCE OF 20.92 FEET TO A POINT; THENCE NORTH 02°13'53" WEST, A DISTANCE OF 142.86 FEET TO A POINT; THENCE NORTH 63°54'29" EAST, A DISTANCE OF 27.26 FEET TO A POINT; THENCE SOUTH 89°02'28" EAST, A DISTANCE OF 6.92 FEET TO A POINT; THENCE NORTH 10°57'10" WEST, A DISTANCE OF 38.68 FEET TO A POINT; THENCE NORTH 89°18'52" WEST, A DISTANCE OF 48.55 FEET TO A POINT; THENCE NORTH 04°27'47" WEST, A DISTANCE OF 30.14 FEET TO A POINT; THENCE NORTH 75°08'47" WEST, A DISTANCE OF 76.89 FEET TO A POINT; THENCE SOUTH 08°28'04" WEST, A DISTANCE OF 12.18 FEET TO A POINT; THENCE NORTH 86°33'43" WEST, A DISTANCE OF 54.64 FEET TO A POINT; THENCE NORTH 17°14'51" EAST, A DISTANCE OF 31.28 FEET TO A POINT; THENCE NORTH 23°50'39" EAST, A DISTANCE OF 25.61 FEET TO A POINT; THENCE NORTH 23°50'59" EAST, A DISTANCE OF 39.02 FEET TO A POINT; THENCE NORTH 00°36'21" WEST, A DISTANCE OF 37.91 FEET TO A POINT; THENCE NORTH 26°05'13" WEST, A DISTANCE OF 79.07 FEET TO A POINT; THENCE NORTH 15°44'46" WEST, A DISTANCE OF 24.59 FEET TO A POINT; THENCE NORTH 77°36'09" WEST, A DISTANCE OF 52.43 FEET TO A POINT; THENCE SOUTH 14°28'41" WEST, A DISTANCE OF 43.59 FEET TO A POINT; THENCE SOUTH 22°48'05" EAST, A DISTANCE OF 75.73 FEET TO A POINT; THENCE SOUTH 12°09'18" WEST, A DISTANCE OF 171.23 FEET TO A POINT; THENCE SOUTH 16°42'56" WEST, A DISTANCE OF 48.67 FEET TO A POINT; THENCE SOUTH 89°24'38" WEST, A DISTANCE OF 515.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING SUBJECT TO THAT CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, AS RECORDED IN OFFICIAL RECORDS BOOK 2996, PAGE 668; THAT NON-EXCLUSIVE UTILITY EASEMENT AND EQUIPMENT EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 3090, PAGE 552; THAT NON-EXCLUSIVE COMMUNICATIONS EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3097, PAGE 144; AND THAT NON-EXCLUSIVE GRANT UTILITY EASEMENT AND ACCESS EASEMENT TO JEA, AS RECORDED IN OFFICIAL RECORDS BOOK 3128, PAGE 17, ALL IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS CONTAIN 1,388,165 SQUARE FEET OR 31.87 ACRES, MORE OR LESS. IN AREA.

AFTER RECORDING PLEASE RETURN TO:

Jody Lane Brooks, Esquire  
C/O The St. Joe Company  
12724 Gran Bay Pkwy West, Suite 150  
Jacksonville, Florida 32258

**NON-EXCLUSIVE ACCESS EASEMENT  
(RiverTown Fields)**

**THIS NON-EXCLUSIVE ACCESS EASEMENT** (this "Easement") is executed and given effective as of the \_\_\_\_\_ day of \_\_\_\_\_, 2008, by **THE ST. JOE COMPANY**, a Florida corporation ("Grantor"), to **ST. JOHNS COUNTY**, a political subdivision of the State of Florida ("Grantee").

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and, by its acceptance hereof Grantee, does hereby agree as follows:

1. Grantor grants unto Grantee a non-exclusive easement for pedestrian and vehicular ingress and egress (the "Easement"), over, across and upon those lands owned by Grantor situated in St. Johns County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference incorporated herein.

2. The Easement shall be used for the sole purpose of accessing the tract of land owned and maintained by Grantee as a recreational facility described as RiverTown Fields, St. Johns County, Florida (the "Land") as depicted on **Exhibit "B,"** for the benefit of Grantee, and the general public. The Easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record, and ad valorem taxes and assessments required to be paid subsequent to December 31, 2007 and the following:

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy the subsurface, surface and air space over the Easement Area for any purpose which does not interfere with the rights herein granted to Grantee.

(b) The Easement Area may be relocated at any time upon Grantor's request, provided that the location provides reasonably equivalent access to the Land, is acceptable to Grantee, and Grantor bears the cost of such relocation. At Grantor's request, and upon relocation of

the Easement Area at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form evidencing the relocation of the Easement hereby granted to the new Easement Area designated by and in the title of Grantor.

(c) Grantee shall be required to abide by the terms and conditions of any and all applicable permits governing the Easement Area.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

(e) Grantor shall have no liability to Grantee or its employees, licensees, guests, invitees, lessees, agents or independent contractors for loss of personal property, death or personal injury incurred by Grantee or any such third parties on or about the Easement Area, and by its acceptance hereof, Grantee hereby agrees to the extent permitted by law to indemnify, defend and hold harmless Grantor from and against any claim, demand, loss, cost, damage, expense, liability, cause of action, judgment or attorneys' fees asserted against or incurred by Grantor, its successors and assigns as the owner of the Easement Area, arising out of or in connection with the use of the Easement Area by Grantee or such third parties.

(f) Grantee is expressly prohibited from constructing any improvements within the Easement Area.

3. This Grant of Easement shall inure to the benefit of and be binding upon Grantee and its successors and assigns.

4. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

**(SIGNATURES SET FORTH ON FOLLOWING PAGES)**

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed by its duly authorized officer effective as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**THE ST. JOE COMPANY,**  
**a Florida Corporation**

\_\_\_\_\_  
(Print Name)

By: \_\_\_\_\_  
Nicholas T. Cassala

\_\_\_\_\_  
(Print Name)

Its: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2008, by Nicholas T. Cassala, \_\_\_\_\_ of The St. Joe Company, a Florida corporation. He is personally known to me.

\_\_\_\_\_  
Notary Public, State of Florida at Large

Acceptance by Grantee

By execution of this Easement, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with the terms, covenants, conditions provided in this Easement.

Signed, sealed and delivered  
in the presence of:

**ST. JOHNS COUNTY,**  
a political subdivision of the State of Florida

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2008, by \_\_\_\_\_ and \_\_\_\_\_. They are personally  
known to me.

\_\_\_\_\_  
Notary Public, State of Florida at Large

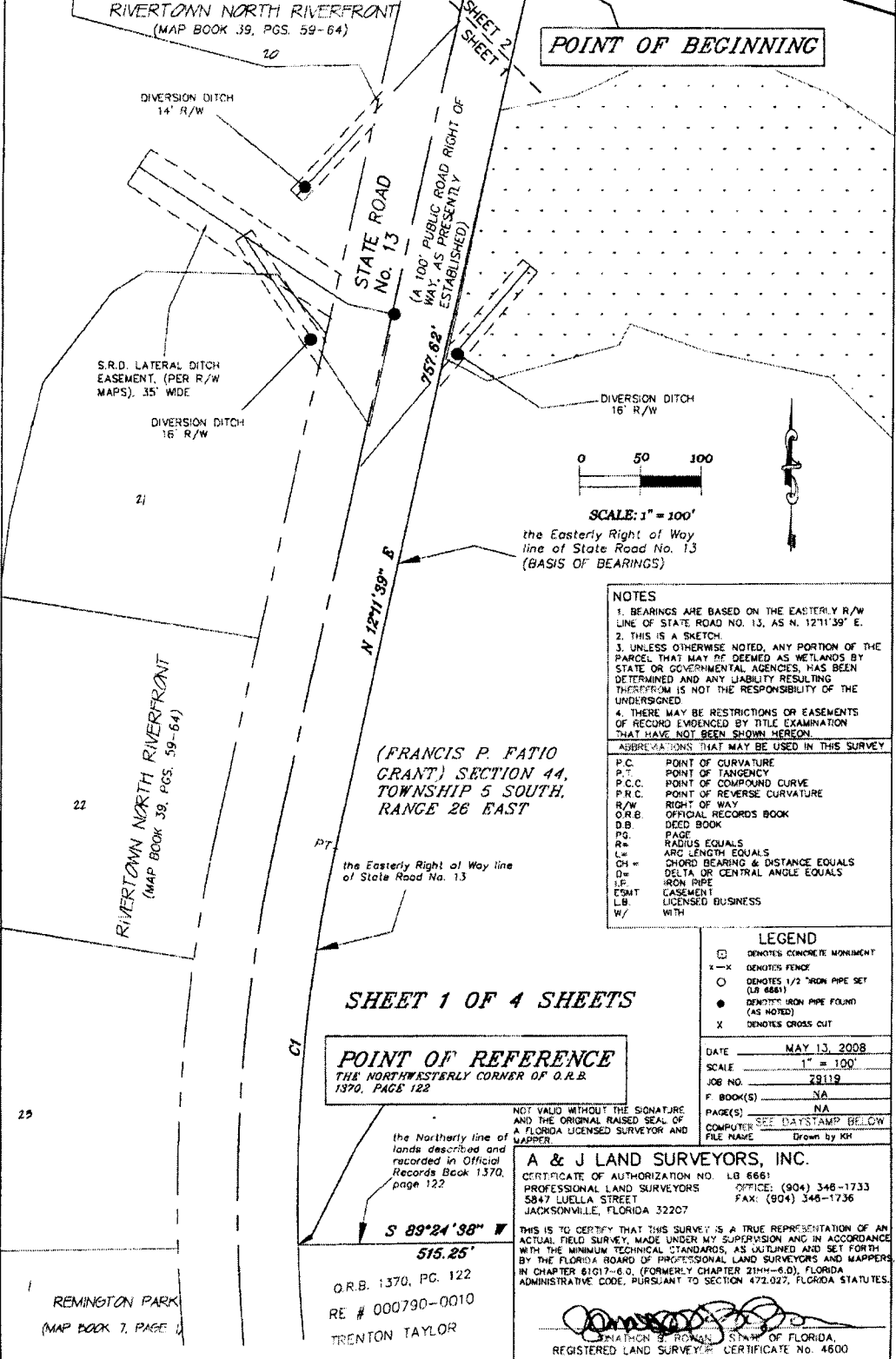
**EXHIBIT "A"**

**The Easement Area**

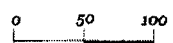
# MAP SHOWING A SKETCH OF

ACCESS / INGRESS / EGRESS EASEMENT FOR RIVERTOWN BALLPARK (SEE SHEET 4 OF 4 SHEETS FOR LEGAL DESCRIPTION)

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	336.07'	7382.69'	N05°13'52"E
			CHORD 335.24'



**POINT OF BEGINNING**



SCALE: 1" = 100'

the Easterly Right of Way line of State Road No. 13 (BASIS OF BEARINGS)

**NOTES**

- BEARINGS ARE BASED ON THE EASTERLY R/W LINE OF STATE ROAD NO. 13, AS N. 12°41'39" E.
- THIS IS A SKETCH.
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

**ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY**

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R/W	RIGHT OF WAY
O.R.B.	OFFICIAL RECORDS BOOK
D.B.	DEED BOOK
P.G.	PAGE
R=	RADIUS EQUALS
L=	ARC LENGTH EQUALS
CH=	CHORD BEARING & DISTANCE EQUALS
D=	DELTA OR CENTRAL ANGLE EQUALS
I.P.	IRON PIPE
ESMT	EASEMENT
L.B.	LICENSED BUSINESS
W/	WITH

**LEGEND**

- DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET (LB 6861)
- DENOTES IRON PIPE FOUND (AS NOTED)
- x DENOTES CROSS CUT

DATE	MAY 13, 2008
SCALE	1" = 100'
JOB NO.	29119
F BOOK(S)	NA
PAGE(S)	NA
COMPUTER	SEE DAYSTAMP BELOW
FILE NAME	Drawn by KH

**SHEET 1 OF 4 SHEETS**

**POINT OF REFERENCE**  
THE NORTHWESTERLY CORNER OF O.R.B. 1370, PAGE 122

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

the Northerly line of lands described and recorded in Official Records Book 1370, page 122

**S 89°24'38" W**  
**515.25'**

O.R.B. 1370, PG. 122  
RE # 000790-0010  
TRENTON TAYLOR

**A & J LAND SURVEYORS, INC.**  
CERTIFICATE OF AUTHORIZATION NO. LB 6661  
PROFESSIONAL LAND SURVEYORS OFFICE: (904) 346-1733  
5847 LUELLA STREET JACKSONVILLE, FLORIDA 32207 FAX: (904) 346-1736

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6.0, (FORMERLY CHAPTER 21HH-6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*[Signature]*  
TRENTON B. ROWAN, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

# MAP SHOWING A SKETCH OF

ACCESS / INGRESS / EGRESS EASEMENT FOR RIVERTOWN BALLPARK (SEE SHEET 4 OF 4 SHEETS FOR LEGAL DESCRIPTION)

(FRANCIS P. FATIO GRANT) SECTION 44,  
TOWNSHIP 5 SOUTH, RANGE 26 EAST

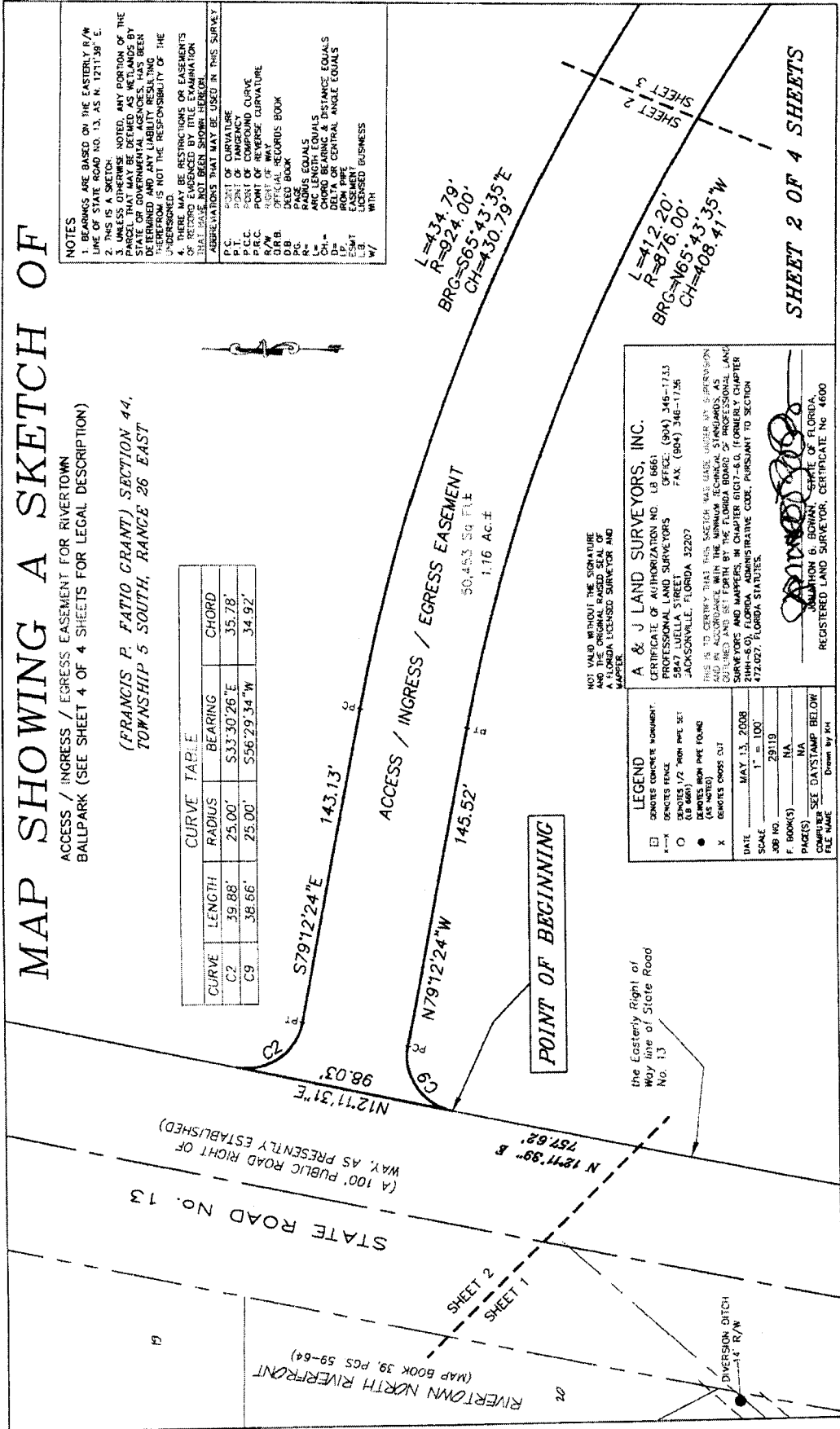
CURVE	LENGTH	RADIUS	BEARING	CHORD
C2	39.88'	25.00'	S33°30'26"E	35.78'
C9	38.66'	25.00'	S56°29'34"W	34.92'



**NOTES**

- BEARINGS ARE BASED ON THE EASTERLY R/W LINE OF STATE ROAD NO. 13, AS N. 1271'31" E.
- THIS IS A SKETCH. ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS NEGLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.
- ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY ARE:

P.C. = POINT OF CURVATURE  
P.T.C. = POINT OF TANGENCY  
P.R.C. = POINT OF REVERSE CURVATURE  
R/W = RIGHT OF WAY  
D.B. = DEED BOOK  
P.G. = PAGE  
P.A. = PARCEL ADDRESS  
M.D. = MILE DISTANCE  
C.H. = CHORD BEARING & DISTANCE EQUALS  
D.A. = DELTA OR CENTRAL ANGLE EQUALS  
E.A. = EASEMENT  
L.B. = LICENSED BUSINESS  
W/ = WITH



L=434.79'  
R=924.00'  
BRG=S65°43'35"E  
CH=430.79'E

L=412.20'  
R=876.00'  
BRG=N65°43'35"W  
CH=408.41'35"W

SHEET 2 OF 4 SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**A & J LAND SURVEYORS, INC.**  
 CERTIFICATE OF AUTHORIZATION NO. LB 6661  
 PROFESSIONAL LAND SURVEYORS OFFICE: (904) 346-1733  
 2847 LUELLA STREET JACKSONVILLE, FLORIDA 32207 FAX: (904) 346-1736

THIS IS TO CERTIFY THAT THIS SECTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 6107-60, FORMERLY CHAPTER 6107-60, ADMINISTRATIVE CODE, PURSUANT TO SECTION 474.027, FLORIDA STATUTES.

*[Signature]*  
 JAMISON G. BOWMAN  
 REGISTERED LAND SURVEYOR, CERTIFICATE NO. 6400

**LEGEND**  
 SHOWS CONCRETE MONUMENT  
 SHOWS FENCE  
 SHOWS 1/2" HIGH PINE SET (AS NOTED) (LB 6661)  
 SHOWS BOW PINE FOUND (AS NOTED)  
 SHOWS CROSS OUT

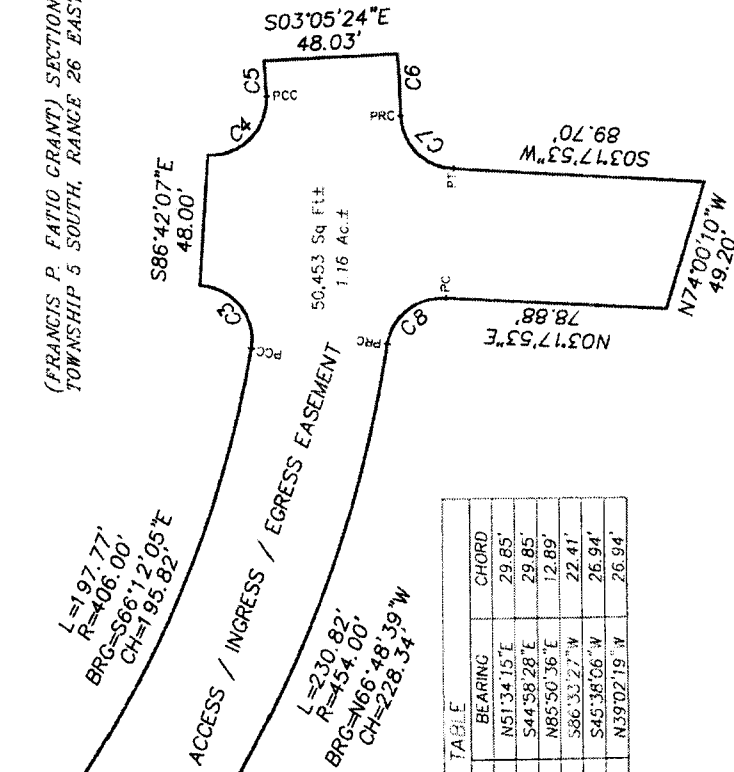
DATE: MAY 13, 2008  
 SCALE: 1" = 100'  
 JOB NO.: 2919  
 F. BOOK(S): NA  
 PAGES: NA  
 COMPUTER SEE DATE/TAMP BELOW  
 FILE NAME: Drawn by Kit



# MAP SHOWING A SKETCH OF

ACCESS / INGRESS / EGRESS EASEMENT FOR RIVERTOWN  
BALLPARK (SEE SHEET 4 OF 4 SHEETS FOR LEGAL DESCRIPTION)

(FRANCIS P. FATIO GRANT) SECTION 41,  
TOWNSHIP 5 SOUTH, RANGE 26 EAST



CURVE	LENGTH	RADIUS	BEARING	CHORD
C3	33.70'	20.00'	N51°34'15\"/>	
C4	33.70'	20.00'	S44°58'28\"/>	
C5	12.89'	406.00'	N85°50'36\"/>	
C6	22.42'	454.00'	S86°33'27\"/>	
C7	29.56'	20.00'	S45°38'06\"/>	
C8	29.56'	20.00'	N39°02'19\"/>	

**NOTES**  
 1. BEARINGS ARE BASED ON THE EXTERIOR B/W LINE OF STATE ROAD NO. 13, AS N. 12°11'39\"/>

**ABBREVIATIONS THAT MAY BE USED ON THIS SURVEY**  
 P.C. POINT OF CURVATURE  
 P.T. POINT OF TANGENCY  
 P.C.C. POINT OF COMPOUND CURVE  
 P.R.C. POINT OF REVERSE CURVATURE  
 P.A.B. POINT OF BEGINNING  
 O.A.B. OFFICIAL RECORDS BOOK  
 D.B. DEED BOOK  
 R.G. RECORD BOOK  
 L.M. LAND MAP  
 C.H. CHAIN  
 I.P. INSTRUMENT  
 E.S.M. EASEMENT  
 L.S.B. LICENSED BUSINESS  
 W.P. WITH

**LEGEND**  
 GRAYED CONCRETE MONUMENT  
 BRASS PIN  
 1/2" IRON PIPE SET (8.8 BAR)  
 MONUMENT WITH PIPE FOUND (AS NOTED)  
 BOLLARDS ORERS OUT

DATE: MAY 13, 2008  
 SCALE: 1" = 100'  
 JOB NO.: 28119  
 F. BOOK(S): N/A  
 PLAT(S): N/A  
 COMPUTER: SEE DATASTAMP BELOW  
 FILE NAME: Drawn by: JH

**A & J LAND SURVEYORS, INC.**  
 CERTIFICATE OF AUTHORIZATION NO. LB 6861  
 PROFESSIONAL SURVEYOR OFFICE (384) 346-1733  
 5847 LUELLA STREET TALLAHASSEE, FLORIDA 32307  
 JACKSONVILLE, FLORIDA 32207  
 STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4600

NOT VALID WITHOUT THE SIGNATURE AND THE IMPRINT OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 AUTHORIZED SIGNATURE  
 REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4600

SHEET 3 OF 4 SHEETS

RIVERTOWN BALLPARK  
ACCESS / INGRESS / EGRESS EASEMENT  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1370, PAGE 122 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE ALONG AND WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13 (A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED), THE FOLLOWING TWO COURSES AND DISTANCES: COURSE NUMBER ONE: ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1382.69 FEET, AN ARC LENGTH OF 336.07 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°13'52" EAST, 335.24 FEET; COURSE NUMBER TWO: NORTH 12°11'39" EAST, A DISTANCE OF 757.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG AND WITH SAID EASTERLY RIGHT OF WAY LINE, NORTH 12°11'31" EAST, A DISTANCE OF 98.03 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.88 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°30'26" EAST, 35.78 FEET; THENCE SOUTH 79°12'24" EAST, A DISTANCE OF 143.13 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 924.00 FEET, AN ARC LENGTH OF 434.79 FEET TO THE POINT OF REVERSE CURVATURE LEADING TO A CURVE BEING CONCAVE NORTHEASTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°43'35" EAST, 430.79 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 406.00 FEET, AN ARC LENGTH OF 197.77 FEET TO THE POINT OF COMPOUND CURVATURE LEADING TO A CURVE BEING CONCAVE NORTHWESTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°12'05" EAST, 195.82 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 33.70 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°34'15" EAST, 29.85 FEET, THENCE SOUTH 86°42'07" EAST, A DISTANCE OF 48.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 33.70 FEET TO THE POINT OF COMPOUND CURVATURE LEADING TO A CURVE BEING CONCAVE NORTHERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°58'28" EAST, 29.85 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 406.00 FEET, AN ARC LENGTH OF 12.89 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°50'36" EAST, 12.89 FEET; THENCE SOUTH 03°05'24" EAST, A DISTANCE OF 48.03 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 454.00 FEET, AN ARC LENGTH OF 22.42 FEET TO THE POINT OF REVERSE CURVATURE LEADING TO A CURVE BEING CONCAVE SOUTHEASTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°33'27" WEST, 22.41 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.56 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°38'06" WEST, 26.94 FEET; THENCE SOUTH 03°17'53" WEST, A DISTANCE OF 89.70 FEET TO A POINT; THENCE NORTH 74°00'10" WEST, A DISTANCE OF 49.20 FEET TO A POINT; THENCE NORTH 03°17'53" EAST, A DISTANCE OF 78.88 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.56 FEET TO THE POINT OF REVERSE CURVATURE LEADING TO A CURVE BEING CONCAVE NORTHEASTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°02'19" WEST, 26.94 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 454.00 FEET, AN ARC LENGTH OF 230.82 FEET TO THE POINT OF REVERSE CURVATURE LEADING TO A CURVE BEING CONCAVE SOUTHWESTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°48'39" WEST, 228.34 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 876.00 FEET, AN ARC LENGTH OF 412.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°43'35" WEST, 408.41 FEET; THENCE NORTH 79°12'24" WEST, A DISTANCE OF 145.52 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.66 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°29'34" WEST, 34.92 FEET.

THE ABOVE DESCRIBED LANDS CONTAIN 50.453 SQUARE FEET OR 1.16 ACRES, MORE OR LESS, IN AREA.

DATE	APRIL 29, 2008
SCALE	1" = 100'
JOB NO.	29119
F. BOOK(S)	NA
PARCEL(S)	NA
COMPUTER	SEE DAYS' AMP BELOW
FILE NAME	Drawn by KH

LEGAL DESCRIPTION PREPARED BY:

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661  
PROFESSIONAL LAND SURVEYORS OFFICE: (904) 346-1733  
5847 LUELLA STREET FAX: (904) 346-1736  
JACKSONVILLE, FLORIDA 32207

**SHEET 4 OF  
4 SHEETS**

**EXHIBIT "B"**

**Benefited Land**

RIVERTOWN  
BALLPARK PHASE 1  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 44,  
TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN  
OFFICIAL RECORDS BOOK 1370, PAGE 122 OF THE PUBLIC RECORDS OF SAID ST. JOHNS  
COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH  
THE RADIUS POINT LIES NORTH 88°16'05" EAST, A RADIAL DISTANCE OF 1,382.69 FEET; THENCE  
NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°55'33", A DISTANCE OF  
336.07 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING  
AND DISTANCE OF NORTH 05°13'52" EAST, 335.24 FEET; THENCE NORTH 12°11'31" EAST, A  
DISTANCE OF 383.06 FEET TO A POINT; THENCE SOUTH 77°48'21" EAST, A DISTANCE OF 41.29  
FEET TO A POINT; THENCE NORTH 80°54'56" EAST, A DISTANCE OF 176.69 FEET TO A POINT;  
THENCE SOUTH 77°37'48" EAST, A DISTANCE OF 99.59 FEET TO A POINT; THENCE SOUTH  
28°16'16" EAST, A DISTANCE OF 141.85 FEET TO A POINT; THENCE SOUTH 32°36'50" EAST, A  
DISTANCE OF 63.23 FEET TO A POINT; THENCE SOUTH 36°33'48" EAST, A DISTANCE OF 90.56  
FEET TO A POINT; THENCE SOUTH 14°28'41" WEST, A DISTANCE OF 108.34 FEET TO A POINT;  
THENCE SOUTH 78°11'38" EAST, A DISTANCE OF 47.23 FEET TO A POINT; THENCE NORTH  
42°18'37" EAST, A DISTANCE OF 48.27 FEET TO A POINT; THENCE NORTH 10°24'04" WEST, A  
DISTANCE OF 44.88 FEET TO A POINT; THENCE NORTH 31°17'33" EAST, A DISTANCE OF 51.43  
FEET TO A POINT; THENCE NORTH 76°30'43" EAST, A DISTANCE OF 40.94 FEET TO A POINT;  
THENCE SOUTH 65°07'18" EAST, A DISTANCE OF 56.26 FEET TO A POINT; THENCE SOUTH  
59°02'55" EAST, A DISTANCE OF 38.94 FEET TO A POINT; THENCE SOUTH 34°20'57" EAST, A  
DISTANCE OF 48.20 FEET TO A POINT; THENCE NORTH 11°41'32" EAST, A DISTANCE OF 14.85  
FEET TO A POINT; THENCE NORTH 31°19'19" WEST, A DISTANCE OF 28.91 FEET TO A POINT;  
THENCE NORTH 45°38'02" EAST, A DISTANCE OF 50.26 FEET TO A POINT; THENCE NORTH  
20°23'31" EAST, A DISTANCE OF 69.11 FEET TO A POINT; THENCE NORTH 34°57'09" EAST, A  
DISTANCE OF 34.03 FEET TO A POINT; THENCE NORTH 37°22'57" EAST, A DISTANCE OF 30.50  
FEET TO A POINT; THENCE NORTH 64°11'09" EAST, A DISTANCE OF 20.11 FEET TO A POINT;  
THENCE NORTH 73°57'24" EAST, A DISTANCE OF 11.76 FEET TO THE POINT OF CURVATURE OF  
A CURVE BEING CONCAVE WESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO  
THE LEFT, HAVING A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 65.53 FEET TO A POINT  
ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  
15°24'37" EAST, 65.05 FEET; THENCE NORTH 03°17'53" EAST, A DISTANCE OF 58.49 FEET TO A  
POINT; THENCE SOUTH 74°00'10" EAST, A DISTANCE OF 92.26 FEET TO A POINT; THENCE  
SOUTH 03°17'53" WEST, A DISTANCE OF 38.21 FEET TO THE POINT OF CURVATURE OF A CURVE  
BEING CONCAVE WESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE  
RIGHT, HAVING A RADIUS OF 245.00 FEET, AN ARC LENGTH OF 82.75 FEET TO A POINT ON  
SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  
12°58'28" WEST, 82.36 FEET; THENCE SOUTH 53°20'48" EAST, A DISTANCE OF 4.53 FEET TO A  
POINT; THENCE NORTH 85°49'10" EAST, A DISTANCE OF 32.48 FEET TO A POINT; THENCE  
NORTH 85°49'04" EAST, A DISTANCE OF 38.73 FEET TO A POINT; THENCE SOUTH 63°34'28"

EAST, A DISTANCE OF 57.99 FEET TO A POINT; THENCE NORTH 76°49'28" EAST, A DISTANCE OF 60.61 FEET TO A POINT; THENCE NORTH 71°59'36" EAST, A DISTANCE OF 79.47 FEET TO A POINT; THENCE NORTH 45°20'01" EAST, A DISTANCE OF 82.64 FEET TO A POINT; THENCE SOUTH 69°32'49" EAST, A DISTANCE OF 40.47 FEET TO A POINT; THENCE NORTH 80°36'44" EAST, A DISTANCE OF 88.09 FEET TO A POINT; THENCE SOUTH 79°01'26" EAST, A DISTANCE OF 28.45 FEET TO A POINT; THENCE SOUTH 44°01'27" EAST, A DISTANCE OF 37.24 FEET TO A POINT; THENCE SOUTH 62°54'53" EAST, A DISTANCE OF 32.24 FEET TO A POINT; THENCE NORTH 47°01'44" WEST, A DISTANCE OF 22.92 FEET TO A POINT; THENCE NORTH 32°29'57" WEST, A DISTANCE OF 52.96 FEET TO A POINT; THENCE NORTH 14°18'58" EAST, A DISTANCE OF 43.76 FEET TO A POINT; THENCE NORTH 37°21'43" EAST, A DISTANCE OF 55.40 FEET TO A POINT; THENCE NORTH 08°25'15" EAST, A DISTANCE OF 51.08 FEET TO A POINT; THENCE NORTH 44°43'52" EAST, A DISTANCE OF 91.58 FEET TO A POINT; THENCE NORTH 17°41'48" EAST, A DISTANCE OF 39.75 FEET TO A POINT; THENCE NORTH 24°10'26" EAST, A DISTANCE OF 55.31 FEET TO A POINT; THENCE NORTH 32°40'15" EAST, A DISTANCE OF 72.31 FEET TO A POINT; THENCE SOUTH 80°06'28" EAST, A DISTANCE OF 62.30 FEET TO A POINT; THENCE SOUTH 50°12'22" EAST, A DISTANCE OF 32.80 FEET TO A POINT; THENCE SOUTH 19°58'35" WEST, A DISTANCE OF 47.31 FEET TO A POINT; THENCE SOUTH 16°14'48" WEST, A DISTANCE OF 36.78 FEET TO A POINT; THENCE SOUTH 06°40'40" EAST, A DISTANCE OF 83.83 FEET TO A POINT; THENCE SOUTH 00°20'10" WEST, A DISTANCE OF 104.70 FEET TO A POINT; THENCE SOUTH 21°53'55" EAST, A DISTANCE OF 42.31 FEET TO A POINT; THENCE SOUTH 20°00'18" EAST, A DISTANCE

OF 35.28 FEET TO A POINT; THENCE SOUTH 37°15'18" WEST, A DISTANCE OF 24.84 FEET TO A POINT; THENCE SOUTH 04°10'25" EAST, A DISTANCE OF 17.11 FEET TO A POINT; THENCE SOUTH 19°38'35" EAST, A DISTANCE OF 58.61 FEET TO A POINT; THENCE SOUTH 02°01'02" EAST, A DISTANCE OF 70.54 FEET TO A POINT; THENCE SOUTH 21°16'51" EAST, A DISTANCE OF 40.96 FEET TO A POINT; THENCE SOUTH 06°48'18" WEST, A DISTANCE OF 39.48 FEET TO A POINT; THENCE SOUTH 17°39'13" EAST, A DISTANCE OF 16.52 FEET TO A POINT; THENCE SOUTH 17°49'25" WEST, A DISTANCE OF 98.26 FEET TO A POINT; THENCE SOUTH 25°05'10" WEST, A DISTANCE OF 63.59 FEET TO A POINT; THENCE SOUTH 42°09'07" EAST, A DISTANCE OF 25.18 FEET TO A POINT; THENCE SOUTH 11°23'44" WEST, A DISTANCE OF 33.38 FEET TO A POINT; THENCE SOUTH 02°16'31" WEST, A DISTANCE OF 87.64 FEET TO A POINT; THENCE SOUTH 36°48'38" EAST, A DISTANCE OF 43.61 FEET TO A POINT; THENCE SOUTH 23°31'41" EAST, A DISTANCE OF 13.07 FEET TO A POINT; THENCE SOUTH 30°12'23" EAST, A DISTANCE OF 34.50 FEET TO A POINT; THENCE SOUTH 16°44'12" EAST, A DISTANCE OF 31.83 FEET TO A POINT; THENCE SOUTH 42°12'52" EAST, A DISTANCE OF 28.50 FEET TO A POINT; THENCE SOUTH 46°08'20" WEST, A DISTANCE OF 25.26 FEET TO A POINT; THENCE SOUTH 27°10'21" EAST, A DISTANCE OF 16.54 FEET TO A POINT; THENCE SOUTH 44°00'33" EAST, A DISTANCE OF 42.51 FEET TO A POINT; THENCE SOUTH 03°59'30" EAST, A DISTANCE OF 49.37 FEET TO A POINT; THENCE NORTH 87°14'18" WEST, A DISTANCE OF 41.34 FEET TO A POINT; THENCE NORTH 15°21'20" WEST, A DISTANCE OF 31.48 FEET TO A POINT; THENCE NORTH 70°06'15" WEST, A DISTANCE OF 33.37 FEET TO A POINT; THENCE SOUTH 54°24'29" WEST, A DISTANCE OF 37.91 FEET TO A POINT; THENCE SOUTH 47°53'24" WEST, A DISTANCE OF 68.36 FEET TO A POINT; THENCE SOUTH 24°59'15" WEST, A DISTANCE OF 51.67 FEET TO A POINT; THENCE NORTH 52°32'04" WEST, A DISTANCE OF 54.34 FEET TO A POINT; THENCE NORTH 74°57'26" WEST, A DISTANCE OF 43.52 FEET TO A POINT; THENCE NORTH 87°42'54" WEST, A DISTANCE OF 43.42 FEET TO A POINT; THENCE SOUTH 65°07'50" WEST, A DISTANCE OF 30.21 FEET TO A POINT; THENCE SOUTH 88°49'44" WEST, A DISTANCE OF 10.42 FEET TO A POINT; THENCE NORTH 84°04'17" WEST, A DISTANCE OF 37.91 FEET TO A POINT; THENCE SOUTH 10°34'38" WEST, A DISTANCE OF 35.53 FEET TO A POINT; THENCE NORTH 80°57'39" WEST, A DISTANCE OF 39.58

FEET TO A POINT; THENCE SOUTH 32°03'40" WEST, A DISTANCE OF 50.91 FEET TO A POINT; THENCE SOUTH 00°07'41" EAST, A DISTANCE OF 34.06 FEET TO A POINT; THENCE SOUTH 36°20'51" EAST, A DISTANCE OF 32.77 FEET TO A POINT; THENCE SOUTH 29°58'54" WEST, A DISTANCE OF 43.10 FEET TO A POINT; THENCE NORTH 85°59'37" WEST, A DISTANCE OF 29.18 FEET TO A POINT; THENCE SOUTH 67°52'40" WEST, A DISTANCE OF 44.36 FEET TO A POINT; THENCE SOUTH 22°50'05" WEST, A DISTANCE OF 46.15 FEET TO A POINT; THENCE SOUTH 26°01'59" WEST, A DISTANCE OF 161.60 FEET TO A POINT; THENCE NORTH 51°41'45" WEST, A DISTANCE OF 619.42 FEET TO A POINT; THENCE NORTH 21°58'07" EAST, A DISTANCE OF 27.98 FEET TO A POINT; THENCE NORTH 63°33'55" EAST, A DISTANCE OF 20.92 FEET TO A POINT; THENCE NORTH 02°13'53" WEST, A DISTANCE OF 142.86 FEET TO A POINT; THENCE NORTH 63°54'29" EAST, A DISTANCE OF 27.26 FEET TO A POINT; THENCE SOUTH 89°02'28" EAST, A DISTANCE OF 6.92 FEET TO A POINT; THENCE NORTH 10°57'10" WEST, A DISTANCE OF 38.68 FEET TO A POINT; THENCE NORTH 89°18'52" WEST, A DISTANCE OF 48.55 FEET TO A POINT; THENCE NORTH 04°27'47" WEST, A DISTANCE OF 30.14 FEET TO A POINT; THENCE NORTH 75°08'47" WEST, A DISTANCE OF 76.89 FEET TO A POINT; THENCE SOUTH 08°28'04" WEST, A DISTANCE OF 12.18 FEET TO A POINT; THENCE NORTH 86°33'43" WEST, A DISTANCE OF 54.64 FEET TO A POINT; THENCE NORTH 17°14'51" EAST, A DISTANCE OF 31.28 FEET TO A POINT; THENCE NORTH 23°50'39" EAST, A DISTANCE OF 25.61 FEET TO A POINT; THENCE NORTH 23°50'59" EAST, A DISTANCE OF 39.02 FEET TO A POINT; THENCE NORTH 00°36'21" WEST, A DISTANCE OF 37.91 FEET TO A POINT; THENCE NORTH 26°05'13" WEST, A DISTANCE OF 79.07 FEET TO A POINT; THENCE NORTH 15°44'46" WEST, A DISTANCE OF 24.59 FEET TO A POINT; THENCE NORTH 77°36'09" WEST, A DISTANCE OF 52.43 FEET TO A POINT; THENCE SOUTH 22°48'05" EAST, A DISTANCE OF 14°28'41" WEST, A DISTANCE OF 43.59 FEET TO A POINT; THENCE SOUTH 12°09'18" WEST, A DISTANCE OF 171.23 FEET TO A POINT; THENCE SOUTH 16°42'56" WEST, A DISTANCE OF 48.67 FEET TO A POINT; THENCE SOUTH 89°24'38" WEST, A DISTANCE OF 515.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING SUBJECT TO THAT CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, AS RECORDED IN OFFICIAL RECORDS BOOK 2996, PAGE 668; THAT NON-EXCLUSIVE UTILITY EASEMENT AND EQUIPMENT EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 3090, PAGE 552; THAT NON-EXCLUSIVE COMMUNICATIONS EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3097, PAGE 144; AND THAT NON-EXCLUSIVE GRANT UTILITY EASEMENT AND ACCESS EASEMENT TO JEA, AS RECORDED IN OFFICIAL RECORDS BOOK 3128, PAGE 17, ALL IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS CONTAIN 1,388,165 SQUARE FEET OR 31.87 ACRES, MORE OR LESS, IN AREA.