

RESOLUTION NO. 2015-239

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. ~~2014-~~¹⁵
239, AN AMENDED AND RESTATED DEVELOPMENT ORDER (“AMENDED
DEVELOPMENT ORDER”) FOR A PORTION OF TWIN CREEKS, A DEVELOPMENT OF
REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING
DEVELOPMENT OF APPROXIMATELY 630+/- ACRES IN NORTHERN ST. JOHNS
COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS
INCLUDING MITIGATION FOR TRANSPORTATION, SCHOOL AND ENVIRONMENTAL
IMPACTS; PROVIDING DEVELOPMENT BUILDOUT DATES; ESTABLISHING AN
EFFECTIVE DATE.

LET IT BE KNOWN that, pursuant to Section 380.06, Florida Statutes, the St. Johns County Board of
County Commissioners heard at a duly noticed public hearing convened on Aug, 18, 2015, an
application for a notice of proposed change (“NOPC”) to a Previously Approved Application for
Development Approval for a portion of Twin Creeks, to be developed in the manner described herein.

RECITALS

WHEREAS, the St. Johns County Board of County Commissioners considered the report and
recommendations of the St. Johns County staff, and the documents and comments upon the record made
before the St. Johns County Board of County Commissioners; and

WHEREAS, a development order was originally approved by the St. Johns County Board of
County Commissioners by Resolution No. 2005-208 (the “**Original Development Order**”) which
created the Twin Creeks Development of Regional Impact (“**DRI**”); and

WHEREAS, the DRI is a proposed mixed-use development on approximately 3,037+/- acres
located near St. Augustine in St. Johns County, Florida; and

WHEREAS, an NOPC was approved by Resolution 2006-10 removing thirteen (13) acres from
the DRI to provide for workforce housing; and

WHEREAS, an application for development approval for a substantial deviation to the Original
Development Order and DRI was approved by Resolution No. 2014-157 (the “**South Jacksonville
Development Order**”) which altered the development rights, mitigation and other conditions for
approximately 2,400 +/- acres (the “**South Jacksonville Property**”) of the DRI and left approximately

630 +/- acres (the “Heartwood Property” described on Exhibit “1”) subject to the Original Development Order; and

WHEREAS, the South Jacksonville Development Order allowed the owner of the Heartwood Property, Heartwood 23, LLC, its successors and assigns, (the “Applicant”) to file an NOPC to the Original Development Order; and

WHEREAS, the Applicant has submitted an application for a NOPC which alters the Original Development Order and the DRI with respect to the Heartwood Property and which necessitates the approval of this Amended Development Order; and

WHEREAS, the St. Johns County Board of County Commissioners finds that the changes set forth in the NOPC submitted by the Applicant and this Amended and Restated Development Order do not constitute a substantial deviation and do not require further development-of-regional-impact review as set forth in Section 380.06(19), Florida Statutes (2015).

WHEREAS, the St. Johns County Board of County Commissioners duly noticed and on August 18, 2015, held a public hearing on the application as required by Section 380.06, Florida Statutes (2015), and afforded the public and all affected parties an opportunity to be heard and to present evidence.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The proposed Amendment to the DRI is not in an area designated as an Area of Critical State Concern pursuant to the provisions of Section 380.05, Florida Statutes (2015).
2. The proposed Amendment to the DRI is consistent with the State Comprehensive Plan.
3. The proposed Amendment to the DRI is consistent with the Strategic Regional Policy Plan adopted by the Northeast Florida Regional Council.
4. The proposed Amendment to the DRI is consistent with the 2025 St. Johns County Comprehensive Plan and St. Johns County land development regulations.
5. The proposed Amendment to the DRI is consistent with the Assessment Report and Recommendations of the Northeast Florida Regional Council issued pursuant to Section 380.06, Florida Statutes (2015).

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, in public hearing duly constituted and assembled on Aug 18, 2015, that the DRI is hereby amended and approved, subject to the following terms and conditions, restated in full with respect

to the Heartwood Property. The South Jacksonville Property shall remain subject to the terms and conditions of the South Jacksonville Development Order, as amended.

TABLE OF CONTENTS

<u>Condition</u>	<u>Page</u>
1. Amended Application For Development Approval	
2. Land Use Totals	
3. Phasing, Build-out and Expiration of Amended DRI	
4. Effective Date	
5. Monitoring Official	
6. Downzoning Protection	
7. Election Regarding Environmental Rules	
8. Reporting	
9. Notice of Adoption	
10. Application For Proposed Changes	
11. Subsequent Requests for Development Permits	
12. Limitation of Approval	
13. Vegetation and Wildlife	
14. Wetlands	
15. Upland Buffers	
16. Conservation Easements	
17. Stormwater Pollution Prevention	
18. Hydroperiods	
19. Surface Water Quality Monitoring Plan	
20. Floodplain	
21. Water Supply	
22. Wastewater Management	
23. Stormwater Management	
24. Solid Waste	
25. Transportation	
26. Air Quality	
27. Workforce Housing	
28. Fire Protection	
29. Recreation and Open Space	
30. Education	
31. Historical and Archaeological	
32. Proportionate Share Payments and Impact Fees	
33. Community Development District	
Exhibit 1: Heartwood Property Legal Description	
Exhibit 2: Map H	
Exhibit 3: Conversion Table	

GENERAL CONDITIONS

1. **Amended Application For Development Approval.** The Heartwood Property shall be developed in accordance with the information, plans and commitments contained in (1) the NOPC application dated May 7, 2015, (2) this Amended Development Order and (3) the Master Plan, Map H, dated May 5, 2015 attached as **Exhibit 2**, and submitted by the Applicant as part of the Amended DRI review prior to adoption of this **Amended Development Order**. The aforementioned items shall be made part of this Amended Development Order.
2. **Land Use Totals.** The Heartwood Property may be developed with the following improvements: up to 1,400 single-family units; as set forth in **Exhibit 2**. A minimum of 6.8 acres of Neighborhood Parks will be provided and may include tot lots, playgrounds, grassed areas for passive or active recreation, trails, benches and picnic areas. Up to 10.2 acres of Community Parks will be provided, which may include private or public recreational amenities such as tot lots, skateboard parks, swimming pools, ball fields and courts, multi-use fields, walking and hiking trails, bridle paths, greenways, parks with picnic areas, primitive camps, golf driving ranges, bocce ball courts, parking, bathroom and accessory concession facilities. A minimum of 160 acres of Open Space which shall be provided on either the Heartwood Property or the South Jacksonville Property.

The Applicant may increase or decrease the amount of a particular land use on the property designated Neighborhood Commercial on Map H within the approved development program without filing a Notice of Proposed Change by using a conversion table (attached as **Exhibit 3**) that is based on equivalent peak hour directional trip ends. Use of the "Industrial Park" uses as specified on the conversion table within the property designated Neighborhood Commercial on Map H shall require the filing of an amendment to the Future Land Use Map. Use of the conversion table may increase or decrease the total amount of each land use by no more than the amount allowed for in the substantial deviation criteria identified in Chapter 380.06(19)(b)1-11, Florida Statutes, unless the Applicant can show that a greater change will not alter the overall character of the development.

- (a) At any time of election of a land use trade-off under the Land Use Exchange Table, the Applicant shall submit to St. Johns County any required application for PUD modification and shall notify, in writing, St. Johns County, the Florida Department of Economic Opportunity ("DEO"), Florida Department of Transportation District II Urban Office in Jacksonville ("FDOT"), and the Northeast Florida Regional Council ("NEFRC") of the election and shall provide the County, DEO and NEFRC with

cumulative land use totals and remaining allowable quantities. Written notice of the trade-off election shall be given to the DEO and NEFRC at least 30 days before the local government hearing or meeting, if required, for approval of the proposed trade-off.

- (b) So long as the trade-off is consistent with the criteria contained in **Exhibit 3** and no change is made to the Master Plan, Map H, no additional DRI approvals consistent with this Condition 2 shall be required for the trade-off. Trade-off elections shall be reported biennially as provided below.
 - (c) Use of the conversion table will be reported on an individual and cumulative basis and project impacts documented in the biennial report. Any future NOPC shall incorporate any changes due to the use of the matrix.
3. **Phasing, Build-out and Expiration of DRI.** The Heartwood Property shall be developed in a single phase (2015-2023). The build-out date for the development is **November 21, 2023**. The termination and expiration dates for this Amended Development Order are established as **November 21, 2023**. Any extensions of the DRI build-out, termination or expiration dates shall be governed by the provisions of Section 380.06(19)(c), Florida Statutes (2015). The foregoing notwithstanding, the time period stated above shall be tolled during the period of any appeal pursuant to Section 380.07, Florida Statutes (2015), or during the pendency of any administrative or judicial proceedings relating to development permits.
 4. **Effective Date.** This Amended Development Order shall take effect upon transmittal to the Department of Economic Opportunity, the Northeast Regional Council and the Applicant in accordance with Rule 73C-40.025(5), Florida Administrative Code, and Subsection 380.06(2), Florida Statutes.
 5. **Monitoring Official.** The St. Johns County Administrator or his/her designee shall be the local official responsible for monitoring the development for compliance by the Applicant with this Amended Development Order.
 6. **Downzoning Protection.** The portion of the Twin Creeks DRI as approved in this Amended Development Order shall not be subject to downzoning or reduction of approved land uses before **November 21, 2023**, unless the Applicant consents to such change or St. Johns County demonstrates that substantial changes in the conditions underlying the approval of this Amended Development Order have occurred, or that the Amended Development Order was based on substantially inaccurate information provided by the Applicant, or that the changes clearly established by St. Johns County are essential to the public health, safety and welfare.

7. **Election Regarding Environmental Rules.** Pursuant to Section 380.06(5)(c), Florida Statutes (2015), the Applicant has elected to be bound by the rules adopted pursuant to Chapters 373 and 403 in effect as of the date of this Amended Development Order, including, but not limited to, the provisions of Section 373.414(13), Florida Statutes. Such rules shall be applicable to all application for permits pursuant to those chapters which are necessary for and consistent with the development authorized in this Amended Development Order, except that a later-adopted rule shall be applicable to an application if:

- (a) the later-adopted rule is determined by the rule adopting agency to be essential to the public health, safety, or welfare; or
- (b) the later-adopted rule is adopted pursuant to Section 403.061(27), Florida Statutes; or
- (c) the later-adopted rule is being adopted pursuant to a subsequently enacted statutorily mandated program; or
- (d) the later-adopted rule is mandated in order for the state to maintain delegation of a federal program; or
- (e) the later-adopted rule is required by state or federal law.

Further, to qualify for the benefits of this provision, the application must be filed within five (5) years from the issuance of this Amended Development Order and the permit shall not be effective for more than eight (8) years from the issuance of this Amended Development Order. Nothing in this General Condition shall be construed to alter or change any permitting agency's authority to approve permits or to determine applicable criteria for longer periods of time.

8. **Reporting.** The Applicant, or its successors or assigns, shall submit a biennial report no later than November 1 of every other year, commencing November 1, 2016, until build-out. The report shall be submitted to St. Johns County, the Northeast Florida Regional Council, Florida Department of Economic Opportunity, the Northeast District of the Florida Department of Environmental Protection, St. Johns River Water Management District, Florida Fish and Wildlife Conservation Commission, and any other affected permit agencies. Form DEO-BCP-BIENNIAL REPORT-1 of the Florida Department of Economic Opportunity, as amended from time to time, may be used for the format of this report. In accordance with Section 380.06(18), Florida Statutes (2015), failure to file the report in a timely manner may result in the temporary suspension of this Amended Development Order. The biennial report shall include the following:

- (a) A description of any changes made in the plan of development or phasing for the Heartwood Property, or in the representations contained in the Amended Application for Development Approval since the date of adoption of this Amended Development Order, and any actions taken by St. Johns County to address these changes; copies of any approvals taken by the local government to address these changes including copies of any revised master plans not previously submitted will be attached to the monitoring report; any trade-off elections permitted by the Land Use Exchange Table in **Exhibit 3**; any actions (substantial or non-substantial deviation determinations) taken by the local government to address these changes, including a cumulative history of such changes since adoption of this Amended Development Order;
- (b) A summary comparison of development activity proposed or conducted within the Heartwood Property since the preceding monitoring report and activity projected for that period until submittal of the next regular monitoring report. The summary will include: a description of site improvements, number of residential lots platted and residential units constructed, gross floor area of non-residential uses constructed by land use type, location, and phase, with appropriate maps. A tabulation of the amount of acreage developed in the reporting period shall be provided by land use categories listed in Chapter 28-24, Florida Administrative Code;
- (c) Identification of the name of the purchaser of any undeveloped tracts of land in the portion of the Twin Creeks DRI subject to this Amended Development Order, including the location and size of the tracts purchased, and the amount of development rights allocated to the purchaser, with map(s) which show the parcel(s) or sub-parcel(s) acquired.
- (d) To the extent known to the Applicant, a description of any lands purchased or optioned within one (1) mile of the boundaries of the Heartwood Property by a person who has acquired a fee simple or lesser interest in the portion of the Twin Creeks DRI subject to this Amended Development Order subsequent to issuance of this Amended Development Order (but excluding persons who have only acquired a leasehold interest in lands or improvements within the Heartwood Property), identifying such land, its size, and its intended use on a site plan and map;
- (e) A cumulative summary of all development that has taken place within the portion of the Twin Creeks DRI subject to this Amended Development Order by the land use categories listed in Chapter 28-24, Florida Administrative Code, including residential lots platted

and residential units constructed, gross floor area of non-residential uses constructed by land use type and location, together with a cumulative summary of location, size (acreage), development rights purchased (land use type and square footage), and the name of the purchaser of all parcels purchased within the portion of the Twin Creeks DRI subject to this Amended Development Order;

- (f) A specific assessment of the Applicant's, Applicant's successor, if any, and St. Johns County's compliance with conditions and commitments contained in this Amended Development Order;
- (g) A description of any known incremental DRI applications for development approval or requests for a substantial deviation for the Heartwood Property that were filed in the reporting period and to be filed during the next reporting period;
- (h) A description of any change in local government jurisdiction for any portion of the development since this Amended Development Order was issued and a description of any moratorium imposed by a regulatory agency on development within the portion of the Twin Creeks DRI subject to this Amended Development Order, specifying the type, duration, cause, and remedy;
- (i) A listing of any significant local, state and federal permits which were obtained, applied for, or denied, during this reporting period, specifying the agency, type of permit, parcel, location(s), and activity for each permit;
- (j) A copy of the recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Applicant pursuant to Paragraph 380.06 (15)(f), Florida Statutes (2015);
- (k) Provide an analysis demonstrating there will be sufficient capacity of potable water, wastewater, and solid waste facilities serving the portion of the Twin Creeks DRI subject to this Amended Development Order for the anticipated development for the ensuing reporting period;
- (n) A description of any change to the previously reported stormwater plans, design criteria, or planting and maintenance plans; and

9. **Notice of Adoption.** Notice of the adoption of this Amended Development Order, or any subsequent amendment to it, shall be recorded by the Applicant in accordance with Sections 28.222 and 380.06(15)(f), Florida Statutes (2015), with the Clerk of the Circuit Court of St. Johns

County, Florida. Recordation of this notice shall not constitute or provide actual or constructive notice of a lien, cloud or encumbrance of the Heartwood Property. The conditions of this Amended Development Order shall run with the land and bind the owners of the Heartwood Property. Any contract or agreement for sale of those interests by the Applicant or other owners of property within the Heartwood Property for all or any part of such property shall contain a legend substantially in the following form printed or stamped thereon:

THE PROPERTY DESCRIBED IN THIS AGREEMENT IS PART OF THE TWIN CREEKS DEVELOPMENT OF REGIONAL IMPACT AND IS SUBJECT TO A DEVELOPMENT ORDER, NOTICE OF WHICH IS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WHICH IMPOSES CONDITIONS, RESTRICTIONS AND LIMITATIONS UPON THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY WHICH ARE BINDING UPON EACH SUCCESSOR AND ASSIGN OF HEARTWOOD 23, LLC AND ALL OTHER OWNERS WITHIN THE HEARTWOOD PROPERTY. THE DEVELOPMENT ORDER DOES NOT CONSTITUTE A LIEN, CLOUD OR ENCUMBRANCE OF REAL PROPERTY OR CONSTITUTE ACTUAL OR CONSTRUCTIVE NOTICE OF SAME. A COPY OF THE DEVELOPMENT ORDER MAY BE REVIEWED AT THE OFFICE OF THE PLANNING DEPARTMENT, ST. JOHNS COUNTY, FLORIDA.

10. **Application For Proposed Changes.** The Applicant shall submit simultaneously to St. Johns County, the Northeast Florida Regional Council and Florida Department of Economic Opportunity any applications for proposed changes to the DRI and shall comply with the requirements of Section 380.06(19), Florida Statutes (2015), concerning substantial deviations and any applicable St. Johns County requirements concerning amendments to DRI Development Orders.
11. **Subsequent Requests for Development Permits.** Subsequent requests for development permits shall not require further review pursuant to Section 380.06, Florida Statutes, unless it is found by the St. Johns County Board of County Commissioners, after due notice and hearing, that one or more of the following is present:
 - (a) modification of the terms or conditions of this Amended Development Order or other changes to the approved development plan which create a reasonable likelihood of adverse regional impacts or other regional impacts pursuant to Subsection 380.06(19), Florida Statutes, which were not evaluated in the review by the Northeast Florida Regional Council; or

- (b) an expiration of the period of effectiveness of this Amended Development Order as provided in this Amended Development Order.

Upon a finding that (a) is present, the St. Johns County Board of County Commissioners shall order compliance with Sections 380.06(19) (g) and (h), Florida Statutes, and development within the Heartwood Property may continue, as approved, during the DRI review in those portions of the development that are not affected by the proposed change. Upon a finding that (b) is present, the St. Johns County Board of County Commissioners shall order a termination of all development activity until such time as a new DRI application for development approval has been submitted, reviewed and approved in accordance with Section 380.06, Florida Statutes (2015).

12. **Limitation of Approval.** The approval granted by this Amended Development Order is limited. Such approval shall not be construed to obviate the duty of the Applicant to comply with all other applicable local or state permitting procedures.

SPECIAL CONDITIONS

13. **Vegetation and Wildlife.** Much of the project site has been and will continue to be used for agricultural purposes. Agricultural activities within a certain parcel may occur until the commencement of development of that parcel, provided that an average 25-foot undisturbed upland buffer around the jurisdictional wetlands is maintained. All agricultural activities shall comply with the requirements of Policies E.2.2.2 and E.2.2.3 of the 2025 Comprehensive Plan, where applicable. Applicant, their successors and assigns will be responsible for funding the construction of all wildlife crossings located on its property or within right-of-way dedicated by such owner. The design specifications will meet all County requirements and will be partially located landward outside of jurisdictional wetland boundaries and above the 100-year flood elevation. No perimeter fencing may be erected within conservation areas that would hinder the ability of wildlife to traverse the wildlife corridor.
14. **Wetlands.** Wetland impacts within the Heartwood Property shall be limited to a maximum of 62 acres unless otherwise authorized by St. Johns County where the County determines that a revised site plan with more wetland impacts results in improved neighborhood connectivity, improved traffic patterns (either onsite or offsite), more efficient infrastructure development, or otherwise promotes the goals and objectives of the Comprehensive Plan, and provided that such additional impacts are approved by wetland regulatory agencies through their wetland impact permitting process and the Applicant in its reasonable judgment determines that such additional impacts will not materially delay the permitting process. The exact boundaries of the areas to be conserved shall be determined in connection with wetland delineation and environmental resource permitting by the St. Johns River Management District (“SJRWMD”). The limits of the conserved wetlands shall be delineated on the engineering plans submitted for approval by St. Johns County. All engineering plans submitted to St. Johns County shall be consistent with the requirements of applicable permits issued by SJRWMD. All wetlands within the jurisdiction of FDEP or SJRWMD have been surveyed and the wetland boundaries have been approved by the SJRWMD.
15. **Upland Buffers.** The owners of land within the Heartwood Property shall comply with Comprehensive Plan Policy E.2.2.4 and Land Development Code Section 4.01.06. Buffer setbacks shall be set-forth in the planned unit development zoning for the Heartwood Property.
16. **Conservation Easements.** If the owners of land within the Heartwood Property record conservation easements covering any conserved wetlands and undisturbed upland buffers onsite or offsite, said easements shall meet the requirements of Section 704.06, Florida Statutes (2015).

Conservation easements and the portions of the recorded covenants and restrictions that relate to preservation of wetlands and upland buffers shall be enforceable by the Applicant, the property owners association, the SJRWMD, the County and the FDEP. The covenants and restrictions or conservation easements shall not permit variances from the minimum standards set forth in this Amended Development Order. Such conservation easements shall be recorded upon recordation of a plat containing the wetlands or undisturbed upland buffer areas.

17. **Stormwater Pollution Prevention.** Construction activity within the Heartwood Property shall be conducted in accordance with a stormwater pollution prevention plan developed pursuant to the EPA NPDES permit program. Prior to commencement of any construction which will be adjacent to a conserved wetland, the contractor shall be required to install silt fencing on the landward edge of the undisturbed upland buffer or landward of the undisturbed upland buffer at the physical limits of construction to protect the conserved wetlands. The silt fencing shall be inspected at least once a week and repairs to fallen or damaged sections shall be made immediately upon discovery. The provisions of this Amended Development Order Special Condition shall be incorporated into all construction contracts for work within the Heartwood Property. All contractors working within the Heartwood Property shall be notified of the requirement for a stormwater pollution prevention plan developed pursuant to the EPA NPDES Permit Program and shall be advised of the requirements set forth above concerning silt fencing. Copies of the stormwater pollution prevention plans shall be provided to St. Johns County and the Northeast District office of the FDEP.
18. **Hydroperiods.** In connection with permit applications for the stormwater management system within the Heartwood Property, the owners of land within the Heartwood Property shall ensure maintenance of hydroperiods within conserved wetlands, unless otherwise permitted by the SJRWMD. No development activities, as defined in Section 380.04, Florida Statutes (2015), except for activities permitted by the appropriate environmental permitting agencies, shall be allowed in any of the wetland areas within the Heartwood Property. Wetland impacts will be mitigated through the regulatory permitting process of the SJRWMD and the U.S. Army Corp of Engineers.
19. **Surface Water Quality Monitoring Plan.** Prior to commencement of construction activity within the Heartwood Property, the Applicant will develop and secure FDEP approval of a Surface Water Quality Monitoring Plan which will provide, at a minimum, for collection of background data for six (6) consecutive months prior to construction and quarterly thereafter for an appropriate length of time. If the Surface Water Quality Monitoring Program identifies

variations in water quality of receiving waters from established background water quality attributable to discharges from the project, then the Applicant shall promptly notify the FDEP of such conditions. In such event, the Applicant shall cooperate with the FDEP to develop a plan to address the problem. The actions required to address the problem, including the means of payment by the Applicant for the costs of such plan and actions required, and the timeframe within which to implement the corrective action shall be agreed upon by the FDEP, St. Johns County and the Applicant. If agreement is not reached within one (1) month from the time the Applicant notifies FDEP of a variation in water quality, no further permits shall be issued until agreement is reached. Failure to implement the agreed-upon plan of action within the timeframe agreed upon will be a violation of this Amended Development Order Special Condition.

20. **Floodplain.** All construction within the 100-year floodplain shall comply with applicable federal, state and local laws and regulations. No permits for residential, commercial or public buildings will be issued for construction within any portion of the 100-year floodplain where the base flood elevation has not been established until the Applicant has provided to St. Johns County data on the site specific base flood elevation. All road crossings and finished floor elevations of buildings within the 100-year floodplain shall be developed in accordance with the St. Johns County Land Development Code, as amended.
21. **Water Supply.**
 - (a) Development within the Heartwood Property shall occur concurrent with the provision of adequate central potable water supply meeting the adopted level of service in the St. Johns County Comprehensive Plan. Provision of central water supply may be provided by both JEA and the St. Johns County Utility Department.
 - (b) All available lower-quality sources of water, including stormwater, surface water and reclaimed water, must be distributed for use or used throughout the project in place of higher-quality water sources, when deemed feasible, according to SJRWMD rules and applicable state law. Stormwater, surface water and reclaimed water shall be maximized as nonpotable water sources for irrigation.
 - (c) The Heartwood Property will connect to the existing 24-inch reclaimed water main located in the County Road 210 East right-of-way where it intersects with Old Dixie Highway.
 - (d) A distribution system for non-potable water (i.e., stormwater, surface water and reclaimed water) shall be installed and connected throughout the entire project area

concurrent with development for all land uses within the project (i.e., residential and nonresidential). The non-potable distribution system shall be developed in parallel to the potable water system and maintained for utilization when sufficient quantities of stormwater, surface water, or reclaimed water are available for irrigation. Irrigation systems installed in the development shall be designed to accept non-potable water.

- (e) Any wells no longer in use within the Heartwood Property shall be properly plugged and abandoned in accordance with SJRWMD rules and regulations.
- (f) All project-related construction shall meet, at a minimum, Florida Water StarSM design standards, in accordance with the NEFRC's policy approved on February 7, 2008.
- (g) The Applicant shall implement the water conservation practices described in the application for development approval and related sufficiency responses to maximize water conservation and enhance water quality.
- (h) Best management practices cited by the University of Florida in the Institute of Food and Agricultural Sciences' *A Guide to Florida-Friendly Landscaping* will be followed for landscape installation, irrigation, and fertilizer and pesticide applications to the extent practicable.

22. Wastewater Management.

- (a) Development of the Heartwood Property shall proceed concurrent with the provision of adequate central sewer service meeting the adopted level of service standards in the St. Johns County Comprehensive Plan. Provision of sanitary sewer service may be provided by both JEA and St. Johns County Utility.
- (b) Septic systems may only be used in connection with remote recreational amenities. When a central sewer system is installed to within two hundred feet (200') of a temporary septic system, the septic system shall be removed and central sewer and water service shall be provided to recreational amenity.

23. Stormwater Management. Development within the Heartwood Property shall proceed concurrent with a contiguous, functioning, permitted management and storage of surface waters system. The project shall meet the adopted drainage level of service standard in the St. Johns County Comprehensive Plan. Roadway designs adjacent to conserved wetland areas will provide for the capture and diversion of design capacity stormwater runoff from the roadway surface to the stormwater treatment system for treatment. The stormwater management system shall be

designed as a stormwater reuse system to maximize the amount of surface water that will be available for irrigation needs through the development.

24. **Solid Waste.** Development within the Heartwood Property shall meet the level of service standard established in the St. Johns County Land Development Code. The project shall participate in the St. Johns County recycling program.
25. **Transportation.** Pursuant to Section 163.3180(5)(h), Florida Statutes (2015), the Applicant will contribute \$7,000,000 (proportionate share contribution) in cash payments to offset the impacts of the development of the Heartwood Property subject to this Amended Development Order to the regional transportation system, as described below. The proportionate share contributions to be paid to St. Johns County are to be earmarked for those required improvements listed in the South Jacksonville Development Order or other improvement(s) to the roadway system reasonably related to and within the vicinity of the Twin Creeks project, as determined by the County. On or before thirty (30) days prior to construction plan approval for the first residential unit on the Heartwood Property, Heartwood shall pay to the County \$3.5 million as payment for its transportation proportionate share mitigation for development of its first seven-hundred (700) residential units. On or before thirty (30) days prior to construction plan approval for the seven hundred and first (701st) residential unit, Heartwood shall pay the County a second payment of \$3.5 million for its transportation proportionate share mitigation for development of its second seven-hundred (700) residential units. The County acknowledges and agrees that these two (2) payments are appropriate mitigation for the transportation impacts caused by the development activities on the Heartwood Property and that such payments constitute Heartwood's only obligation with respect to proportionate share mitigation for transportation facilities. These contributions are sufficient to mitigate for all transportation impacts associated with the development rights approved in this Amended Development Order through build-out. Additionally, these contributions are sufficient to pay for and construct required improvements which will benefit regionally significant transportation facilities and meet proportionate share contribution requirements as set forth in Section 163.3180(5)(h), Florida Statutes (2015), as authorized by this Amended Development Order and authorized by applicable Comprehensive Plan Amendment (COMPAMD 2004-08) Ordinance No. 2005-67, adopted by St. Johns County concurrently with the Original Development Order.

As consideration for the Applicant making the payments and constructing the transportation mitigation improvements specified in this Special Condition 25, the County shall provide a dollar for dollar credit for all proportionate share mitigation payments made pursuant to

this Amended Development Order, as set forth in this Special Condition 25 and Special Condition 32 hereof.

As shown on Map H attached to this Amended Development Order, the location of the full median openings/full access points which provide access from County Road 210 to the local roads/internal roadways developed to the south of County Road 210 shall be the same as shown in the Original Development Order and its Exhibits.

26. **Air Quality.** The following fugitive dust control measures shall be undertaken during all construction activities throughout buildout of the project:
- (a) Contractors will moisten soil or use resinous adhesives on barren areas, which shall include, at a minimum, all roads, parking lots, and material stockpiles;
 - (b) Contractors will use mulch, liquid resinous adhesives with hydro-seeding or sod on all landscape areas;
 - (c) Contractors will remove soil and other dust-generating material deposited on paved streets by vehicular traffic, earth moving equipment, or soil erosion; and
 - (d) Contractors will utilize the best operating practices in conjunction with any burning resulting from land clearing, which may include the use of air curtain incinerators.
27. **Workforce Housing.** Special Condition 27 from the original Twin Creeks Development Order (Resolution 2005-208) is included in the Amended Development Order (Resolution 2014-157) approved for South Jacksonville Properties, LLC. Heartwood 23 LLC is not a part of that development order and there is no condition related to Workforce Housing on the Heartwood 23 LLC property.
28. **Fire Protection.** All builders shall be required to distribute to each prospective purchaser informative literature explaining the benefits of installing a sprinkler system in the purchaser's new home. The literature shall be developed in cooperation with the St. Johns County Fire Division. In addition, all structures greater than two (2) stories in height within the Heartwood Property shall be protected with an automatic sprinkling system designed and installed in accordance with all applicable fire and building codes.
29. **Recreation and Open Space.** In order to comply with St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, development of the Heartwood Property shall require (1) a minimum of 160 acres of Open Space on either the Heartwood Property or the South Jacksonville Property and (2) a minimum of 6.8 acres of Neighborhood Parks as defined in

Objective F.1.3 of the St. Johns County Comprehensive Plan, on the Heartwood Property. and (3) a minimum of 10.2 acres of Community Parks. Community Parks developed on the Heartwood property shall be as an amenities center, ballfields, multi-use fields, or combination and may include other complementary uses as defined in the comprehensive plan such as playground equipment, walking paths and benches. If less than 10.2 acres of Community Park Space is developed on the Heartwood Property, Heartwood shall pay \$200,000 per acre for undeveloped acreage that falls below 10.2 acres. Such payments shall be made prior to approval of subdivision construction plans. The location of the Neighborhood Parks and Community Parks shall be set forth in the master development plan attached to the planned unit development rezoning, approval of which shall be subsequent to approval of this Amended Development Order.

30. **Education.** The Applicant, its successors and assigns, shall pay education proportionate share equaling \$12,765 per single family residential dwelling unit constructed on the applicable parcel(s), for a total of \$17,871,550 in Proportionate Share Mitigation necessary to maintain the Level of Service Standard for school capacity in the affected School Concurrency Area(s). A Proportionate Share Mitigation shall be paid for all of the lots or units for the subject parcel or parcels. The payment of Proportionate Share Mitigation shall be governed by that School Proportionate Share Mitigation Agreement between the Applicant and the School Board of St. Johns County dated July 14, 2015. Notwithstanding anything else in this Development Order to the contrary, if the Applicant, its successors or assigns, develop(s) more than 1,400 single-family detached dwellings within the parcel(s) subject to this Development Order, the Applicant shall pay to the School Board \$12,765 per each such additional single-family residential dwelling unit above 1,400 single-family detached dwelling units.
31. **Proportionate Share Payments and Impact Fees.** Proportionate share and impact fee credits towards any present or future proportionate share or impact fees that may be adopted by St. Johns County shall be allowed for any contribution of land, money (including, but not limited to, contributions or construction pursuant to proportionate share responsibilities) or improvements made or to be made by the Applicant, its successors, assigns or the Community Development District, as the case may be, pursuant to the this Amended Development Order for public facilities pursuant to the guidelines stipulated in Section 380.06(16), Florida Statutes (2015), and St. Johns County Impact Fee Ordinances 87-57, 87-58, 87-59 and 87-60, as they may be amended. The Applicant proposes and the County agrees that, in the event that any contributions of land, money or improvements funded or constructed with funds from a Community Development District are required by then-current law to give rise to proportionate share or

impact fee credits to the Community Development District, then such proportionate share or impact fee credit shall be established in the name of the Community Development District. Nothing in this Amended Development Order shall be deemed to require the County to continue to levy or collect impact fees, or, if levied, to levy them for a certain amount.

32. **Community Development District.** The Applicant, its successors and assigns, may form one or more Community Development Districts within the Heartwood Property pursuant to Chapter 190, Florida Statutes (2015). Nothing in this section shall be construed as approval or consent by the County to the establishment of a Community Development District by the Applicant pursuant to Chapter 190, Florida Statutes, and the County expressly maintains all rights available to it pursuant to Chapter 190, Florida Statutes, related to the proposed establishment of a Community Development District by the Applicant. Any Community Development District for the portion of Twin Creeks included within this Amended Development Order approved pursuant to Chapter 190, Florida Statutes (2015), may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain projects, systems and facilities for the purposes described in Section 190.012, Florida Statutes, including, but not limited to, any other project required or authorized by this Amended Development Order, and may be authorized and empowered to own and acquire property, both real and personal, by purchase, lease, lease-purchase, eminent domain, gift or transfer. Any such Community Development District shall be permitted to construct or fund all of the aforementioned projects within or outside of the boundaries of the Community Development District required by this Amended Development Order or necessary to serve the development approved by this Amended Development Order. If the Applicant is required by this Amended Development Order to provide, pay for or otherwise cause to be provide, infrastructure, projects, systems or facilities set forth in Chapter 190, Florida Statutes, including, without limitation, those in Sections 190.012(1) and (2), Florida Statutes (2015), then the applicable Community Development District independently may satisfy such obligations. To the extent any such obligation under this Amended Development Order is met or performed by the Community Development District, then the Applicant shall no longer be subject to the obligation. The Applicant proposes and the County agrees that, in the event that any contributions of land, money (including contributions or construction pursuant to proportionate share responsibilities), or improvements funded or constructed with funds from a Community Development District are required by then-current law to give rise to impact fee credits to the Community Development District, then such impact fee credits shall be established in the name of the Community Development District. The Board of County Commissioners may bestow the power of eminent domain to a Community Development District within the portion of Twin

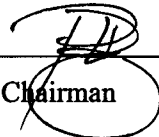
Creeks subject to this Amended Development Order limited for the purpose of acquiring right-of-way for the roadway improvements described in Special Condition 25. In the event the Board of County Commissioners does not bestow the power of eminent domain on a Community Development District within the portion of Twin Creeks subject to this Amended Development Order, the County shall exercise its own power of eminent domain to acquire the right-of-way needed for such roadway improvement or improvements.


RENDITION

Within ten (10) days of the adoption of this Amended Development Order, St. Johns County shall render a copy of this Amended Development Order with all attachments, certified as complete and accurate, by certified mail, return receipt requested, to the Florida Department of Economic Opportunity, Bureau of Local Planning, Northeast Florida Regional Council, and the Applicant.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 18th DAY OF August, 2015.

BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY, FLORIDA

By: 
Chairman

ATTEST: Cheryl Strickland
By: 
Deputy Clerk

Adopted Regular Meeting August 18, 2015
Effective: _____, 2015



RENDITION DATE 8/20/15

EXHIBIT 1
(Heartwood Land)

PARCEL 2A

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

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

(BEGIN PAGE 2)

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



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

(BEGIN PAGE 3)
CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 11'12" EAST, 116.97 FEET;
THENCE NORTH 03 DEGREES 52'43" WEST, 96.60 FEET; THENCE NORTH 00 DEGREES 00'00" EAST, 121.00 FEET; THENCE NORTH 16 DEGREES 04'25" EAST, 61.40 FEET;
THENCE NORTH 24 DEGREES 37'25" EAST, 79.20 FEET; THENCE NORTH 21 DEGREES

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

(END PAGE THREE)

(BEGIN PAGE 4)

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

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

(BEGIN PAGE 5)

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

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

(BEGIN PAGE 6)

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

(END PAGE 6)

(BEGIN PAGE 7)

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

(END PAGE 7)

(BEGIN PAGE 8)

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

(END PAGE 8)

(BEGIN PAGE 9)

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

FEET; THENCE SOUTH 00 DEGREES 55'28" EAST, 46.30 FEET; THENCE SOUTH 23 DEGREES 09'30" WEST, 72.24 FEET;
(END PAGE 9)

(BEGIN PAGE 10)

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

THENCE SOUTH 38 DEGREES 44'35" WEST, 59.93 FEET; THENCE SOUTH 27 DEGREES 19'06" WEST, 51.05 FEET; THENCE SOUTH 27 DEGREES 28'46" WEST, 42.53 FEET; THENCE SOUTH 89 DEGREES 33'57" WEST, 803.49
(END PAGE 10)

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

(END PAGE 11)

(BEGIN PAGE 12)

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

(END PG 12)

(BEGIN PG 13)

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

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

(BEGIN PG 14)

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

DEGREES 25'44" EAST, 117.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF
(END PAGE 14)

(BEGIN PAGE 15)

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

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

(BEGIN PAGE 16)

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

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

(BEGIN PG 17)

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

PARCEL 2A CONTAINING 532.20 ACRES, MORE OR LESS.

LESS AND EXCEPT:

EXCEPTION NO. 1

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

(END PG 17)

(BEGIN PG 18)

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

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

FURTHER LESS AND EXCEPT

EXCEPTION NO. 2

(END PG 18)

(BEGIN PG 19)

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

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

(END PG 19)

(BEGIN PG 20)

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

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

CONTAINING A NET AREA OF 506.42 ACRES, MORE OR LESS.
(END PG 20)

(BEGIN PAGE 21)
PARCEL 2B

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

(BEGIN PG 22)

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

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

(BEGIN PG 23)

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

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

(BEGIN PG 24)

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

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

(BEGIN PG 25)

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

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

(BEGIN PG 26)

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

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

PARCEL 2B CONTAINING 123.80 ACRES, MORE OR LESS.

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

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

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

(BEGIN PG 27)

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

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

(THE END)

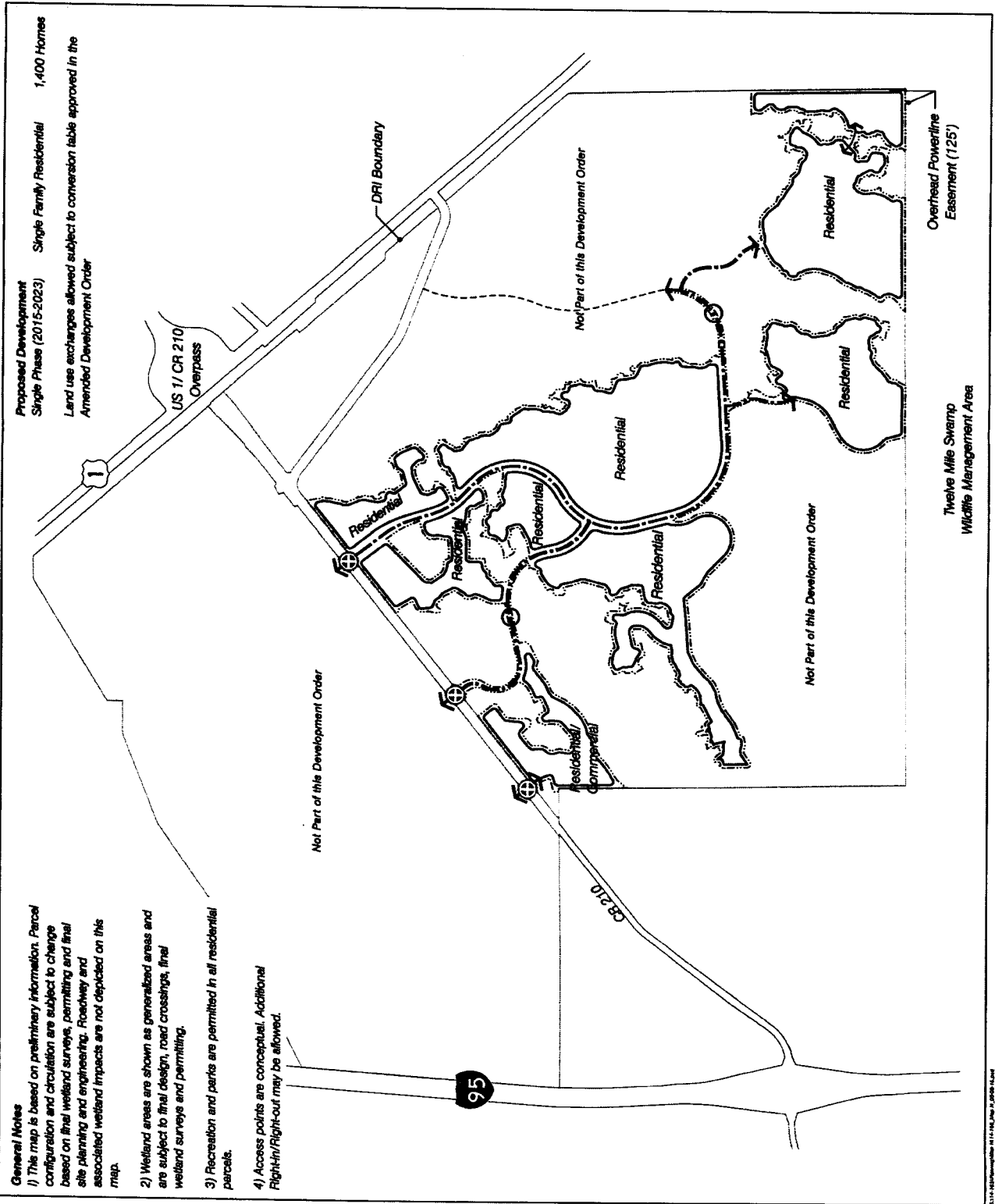
EXHIBIT 2
(Map H)

General Notes

- 1) The map is based on preliminary information. Parcel configuration and circulation are subject to change based on final wetland surveys, permitting and final site planning and engineering. Roadway and associated wetland impacts are not depicted on this map.
- 2) Wetland areas are shown as generalized areas and are subject to final design, road crossings, final wetland surveys and permitting.
- 3) Recreation and parks are permitted in all residential parcels.
- 4) Access points are conceptual. Additional Right-In/Right-out may be allowed.

Proposed Development
Single Phase (2015-2023) Single Family Residential 1,400 Homes

Land use exchanges allowed subject to conversion table approved in the Amended Development Order



TWIN CREEKS

PROPOSED MAP H MASTER DEVELOPMENT PLAN

May 5, 2015

LEGEND

- Local Roadway
- ← Proposed Access Point
- ⊕ Full Median Opening
- Wildlife Crossing

Heartwood 23, LLC



Source: ETM, St. Johns County

EXHIBIT 3
LAND USE EXCHANGE TABLE

Land Use To Increase	Commercial (KSF)	Office (KSF)	Hotel (RM)	Industrial Park (KSF)	Multi-Family Residential (DU)	Single Family Residential (DU)
Commercial (KSF)	---	2.503	6.322	4.337	6.016	3.693
Office (KSF)	0.040	---	2.525	1.733	2.403	1.475
Multi-Family (DU)	0.166	0.416	1.051	0.721	---	0.614
Single Family (DU)	0.271	0.678	1.712	1.174	1.629	---

ITE Code	Land Use	Proposed Amount	Minimum Allowable	Maximum Allowable	Trip Rate - PM Peak House
820	Commercial	0	0	94,850 SF	3.73 per KSF
710	Office	0	0	237,300 SF	1.49 per KSF
220	MF Residential	0	0	570 DU	0.62 per DU
210	SF Residential	1400 DU	1050 ⁽¹⁾ DU	1400 DU	1.01 per DU

Source: *Trip Generation* – 8th Edition, Institute of Transportation Engineers

- (1) Heartwood, its successors and assigns, shall be permitted to exchange a maximum of 350 Single Family Residential units for non-residential uses and multi-family uses consistent with the parameters of the Land Use Exchange Matrix. Use of the conversion table will be reported on an individual and cumulative basis and project impacts documented in the biennial report. Any future NOPC shall incorporate any changes due to the use of the matrix.