

RESOLUTION NO. 2018- 423

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 2018-423, AN AMENDED AND RESTATED DEVELOPMENT ORDER FOR A PORTION OF TWIN CREEKS, A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 2,405+/- 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 Dec. 4, 2018 an application for a Notice of Proposed Change to a Previously Approved Development of Regional Impact (“NOPC”) for a portion of Twin Creeks, to be developed in the manner described in the NOPC filed by Applicant for said development.

RECITALS

WHEREAS, the St. Johns County Board of County Commissioners considered the report and recommendations, 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**”); and

WHEREAS, the Twin Creeks Development of Regional Impact (“**DRI**”) is a proposed mixed-use development on approximately 3,037 acres located near St. Augustine in St. Johns County, Florida, which land is comprised of the Amended DRI Property (as defined herein) and the Excluded Land (as defined herein); and

WHEREAS, Twin Creeks Development Associates, LLC and Twin Creeks Ventures LLC are the applicant of record (collectively, “**Applicant**”) for the Twin Creeks DRI and for approximately 2,405 acres of land within the DRI described in **Exhibit 7** hereto (the “**Amended DRI Property**”); and

WHEREAS, on August 18, 2015, the St. Johns County Board of County Commissioners approved Resolution No. 2015-240, an Amended and Restated Development Order for the Amended DRI Property (the “**2015 Development Order**”); and

WHEREAS, the Applicant is the owner of the Amended DRI Property, and such parties have duly authorized the Applicant to include the Amended DRI Property within this NOPC; and

WHEREAS, the authorized agent for the Applicant is Rogers Towers, P.A., 100 Whetstone Place, Suite 200, St. Augustine, Florida 32086; and

WHEREAS, a Comprehensive Plan amendment changing 157 acres within the Twin Creeks DRI from Rural/Silviculture (R/S) to Conservation (CV) was approved by the Original Development Order; and

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

WHEREAS, the 2015 Development Order for the Amended DRI Property was approved by Resolution 2015-240 to revise certain development rights within the Amended DRI Property and to provide for transportation, school and environmental mitigation for the project; and

WHEREAS, the St. Johns County Board of County Commissioners duly noticed and on Dec. 4, 2018, held a public hearing on the application as required by Section 380.06, Florida Statutes (2018), 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 recommendation 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 December 4, 2018, that the Twin Creeks DRI is hereby amended and approved, subject to the following terms and conditions, restated in full with respect to the Amended DRI Property.

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GENERAL CONDITIONS

1. **Amended Application for Development Approval.** The Amended DRI Property shall be developed in accordance with the information, plans and commitments contained in the NOPC dated July 26, 2018 and the Master Plan, Map H, dated September 11, 2018 which is attached as **Exhibit 1** and submitted by the Applicant as part of the Amended DRI review prior to adoption of this Amended and Restated Development Order (the "**Amended Development Order**"). The aforementioned items shall be made part of this Amended Development Order.
2. **Land Use Totals.** The Amended DRI Property may be developed with the following improvements: up to 1,020,318 gross square feet of retail/service uses; up to 700,000 gross square feet of office use; up to 150 hotel rooms; up to 1,736 non-age restricted residential units (630 multi-family and 1,106 single-family) and up to 544 age-restricted residential units (300 multi-family and 244 single-family); and up to 1,748,072 gross square feet of flex industrial uses, as set forth in **Exhibit 1**. A minimum of 18 acres of Neighborhood Parks, 27 acres of Community Parks and 180 acres of Regional Parks/Open Space shall be provided, which may include recreational amenities such as tot lots, skateboard parks, swimming pools, ball fields and courts, walking and hiking trails, bridle paths, greenways, parks with picnic areas, recreational lakes and public bathing facilities, primitive camps, golf driving ranges and accessory concession facilities. Not less than 800 acres of wetlands will be conserved within the Amended DRI Property.

The Applicant, its successors and assigns, shall be permitted to roll over development rights allocated to any phase within the Amended DRI Property that are not constructed by the expiration date of such phase following such expiration date into the next phase as long as the mitigation requirements for the applicable phase's impacts have been satisfied prior to the expiration date of the applicable phase. The aforementioned rollover of development rights by the Applicant set forth in this paragraph shall be consistent with the phasing requirements of General Condition 3 hereof. If the Applicant, its successors and assigns, fails to comply with the conditions of this Amended Development Order, the County shall cease approving residential subdivision construction plans, final plats and/or commercial construction plans until such non-compliance is corrected.

The Applicant may increase or decrease the amount of a particular land use 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 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 Amended DRI Property shall be developed in three phases, as set forth in **Exhibit 1**. The build-out date for Phase 1 of the development is **May 12, 2026**. The build-out date for Phase 2 of the development is **May 12, 2030**. The build-out date for Phase 3 of the development is **May 13, 2035**. The termination and expiration dates for this Amended Development Order are established as **May 13, 2035**. 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 periods 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 approval by the St. Johns County Board of County Commissioners.

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 **May 13, 2035**, 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 January 1 of every other year, commencing January 1, 2017, 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 Amended DRI 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 Amended DRI 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 Amended DRI 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 Amended DRI 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 Amended DRI 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;
- (l) Traffic reports, which shall be submitted to the FDOT, as well as to St. Johns County, NEFRC and DEO. The first traffic report shall be due concurrently with the first monitoring report and then biennially thereafter until project build-out, unless otherwise specified by the NEFRC. The reports shall include (i) a description of current development by land use, type, location, number of residential units and amount of square footage of non-residential, along with the proposed construction schedule for the ensuing 24-month period, and appropriate maps; (ii) traffic counts, turning movements and levels of service for the past 24 months and projected for the ensuing 24 months; and (iii) a description of any new and/or improved roadways, traffic control devices or other transportation facility improvements to be constructed or provided by the Applicant or governmental entity to accommodate the total existing and anticipated traffic demands;
- (m) The acreage of uplands and wetlands placed under recorded conservation easements;
- (n) A description of any change to the previously reported stormwater plans, design criteria, or planting and maintenance plans; and
- (o) Each biennial report shall be accompanied by a statement certifying that the NEFRC (with appropriate filing fee), DEO, St. Johns County, FDOT, Florida Department of Environmental Protection (“FDEP”) and the St. Johns River Water Management District (“SJRWMD”) have been sent copies of the Biennial Monitoring Report in conformance with Subsections 380.06(15) and (18), Florida Statutes (2015). It is the responsibility of the Applicant to guarantee that all appropriate agencies receive a copy of the biennial report.

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 Amended DRI Property. The conditions of this Amended Development Order shall run with the land and bind the owners of the Amended DRI Property. Any contract or agreement for sale of those interests by the Applicant or other owners

of property within the Amended DRI 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 TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, TWIN CREEKS VENTURES LLC AND ALL OTHER OWNERS WITHIN THE AMENDED DRI 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 to St. Johns County any applications for proposed changes to the DRI and shall comply with the requirements of Section 380.06(7), Florida Statutes (2018), 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(7), 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 Section 380.06(7), Florida Statutes, and development within the Amended

DRI 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 (2018).

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 and silvicultural purposes. Agricultural and silvicultural 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 and silvicultural activities shall comply with the requirements of Policies E.2.2.2 and E.2.2.3 of the 2025 Comprehensive Plan, as amended, where applicable.
- (a) In conjunction with the Applicant's responsibility for widening of County Road 210 set forth in Special Condition 25 or for each property owner's construction of internal roads within the Amended DRI Property, each owner will be responsible for funding the construction of all wildlife crossings located on its property or within right-of-way dedicated by such owner in the general locations and designs indicated on Map H-2 attached hereto as **Exhibit 2**. 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.
 - (b) In satisfaction of the Original Development Order requirements, an unencumbered contribution in the sum of \$321,871.00 has been made to the Florida Fish and Wildlife Conservation Commission Land Acquisition Trust Fund. This off-site mitigation resulted in the issuance of an incidental take permit for the purchase of habitat at an off-site location within the jurisdictional boundaries of the Northeast Florida Regional Council ("NEFRC"). The Applicant remains otherwise responsible for all permit requirements of the Florida Fish and Wildlife Conservation Commission.
 - (c) Not less than 1.0 acre of potential sandhill habitat will be preserved by Applicant, its successors and assigns.
14. **Wetlands.** Wetland impacts within the Amended DRI Property shall be limited to a maximum of 145 acres within the DRI 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. Upland buffers shall comply with the St. Johns County Land Development Code requirements. All wetlands within the jurisdiction of FDEP or SJRWMD have been surveyed and the wetland boundaries have been approved by the SJRWMD. The owners of land within the Amended DRI Property shall protect by conservation easements meeting the requirements of Section 704.06, Florida Statutes, all wetland and upland preservation areas within their respective properties required under this Amended Development Order. The owner of the property subject to St. Johns County Resolution No. 2015-239 (the “**Excluded Land**”) shall be permitted to mitigate for wetland impacts that occur within the Excluded Land by providing wetland mitigation within approximately 160 acres of the Amended DRI Property, in the locations depicted on **Exhibit 1** (the “**Off-Site Heartwood Project Wetland Mitigation/Open Space**”), and by restoring and enhancing wetlands within such Off-Site Heartwood Project Wetland Mitigation/Open Space.

15. **Upland Buffers.** The owners of land within the Amended DRI Property shall comply with Comprehensive Plan Policy E.2.2.4 and Land Development Code Section 4.01.06. The following buffers will be provided:

- (a) A twenty-five (25) foot averaged undisturbed upland buffer (minimum ten (10) feet) will be provided adjacent to contiguous wetlands. In no instance shall the upland buffer be less than ten (10) feet, except for those areas adjacent to unavoidable wetland impacts such as road crossings. A twenty-five (25) foot building setback to the upland buffer shall be provided measured from the landward edge of the undisturbed upland buffer. The required 25-foot building setback to the upland buffer may be reduced to a minimum of 10 feet from the upland buffer, provided that the parcels or areas for which a reduced building setback is requested are shown on the applicable Planned Unit Development Master Development Plan and must be reviewed and approved by staff as part of an incremental Master Development Plan. The setback reduction may be allowed where unusual or irregular wetland line geometry has been determined by County staff to cause

a reduced irregular building area within a lot. Approved accessory uses, except for buildings with a permanent foundation, are allowed in the building setback.

(b) An undisturbed vegetated buffer of not less than 750 feet shall be maintained between the centerline of Durbin Creek and any developed areas of the DRI.

16. **Conservation Easements.** The owners of land within the Amended DRI Property will record conservation easements covering the conserved wetlands and undisturbed upland buffers onsite meeting 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 Amended DRI 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 Amended DRI Property. All contractors working within the Amended DRI 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 Amended DRI Property, the owners of land within the Amended DRI 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 Amended DRI 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 Amended DRI 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. In connection with review of the management and storage of surface waters permit or permits for the project, the SJRWMD shall review plans for fill within the 100-year floodplain to ensure there is no measurable increase in flood elevations off-site. 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 Amended DRI 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 shall be provided by both JEA and the St. Johns County Utility Department. JEA will service the

part of the Amended DRI Property north of the existing County Road 210. The remainder of the site will be served by 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 non-potable water sources for irrigation.
- (c) The Amended DRI Property will connect to the existing 20-inch reclaimed water main located in the County Road 210 East right-of-way near its intersection 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 Amended DRI 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 Amended DRI 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 shall be provided by both JEA and St. Johns County Utility. JEA will service the part of the Amended DRI Property north of the existing County Road 210. The remainder of the site will be served by 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 (200) feet of a temporary septic system, the septic system shall be removed and central sewer and water service shall be provided to recreational amenity. The Applicant, in satisfaction of the obligations of the Original Development Order, has provided JEA a 150-foot by 150-foot site for a regional lift station. The site is located approximately thirty (30) feet south of the proposed County Road 210 realignment over U.S. 1 and has easements to access County Road 210.

23. **Stormwater Management.** Development within the Amended DRI 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.** The portion of the DRI subject to this Amended Development Order 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 (2013), the Applicant will contribute \$37,900,000 (proportionate share contribution) in a combination of funded transportation improvements and/or cash payments to offset the impacts of the development of the portion of the Twin Creeks DRI subject to this Amended Development Order to the regional transportation system, as described below. Actual payments shall be adjusted from and after the year 2014 and up to the date of payment using the Southeast Construction Cost Index, with the amounts stated in this Special Condition 25 expressed in year 2013 dollars. The terms of this Amended Development Order require certain improvements to be constructed by the Applicant, its successors and assigns, regardless of actual cost. The calculation of the project's proportionate share amount as set forth above is based upon reasonable estimates only and shall not, therefore,

serve as a cap on the Applicant's actual costs for the required improvements. 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 (2013), 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, construction performed and right-of-way dedicated pursuant to the Original Development Order and this Amended Development Order, as set forth in this Special Condition 25 and Special Condition 32 hereof. Such credits can be used only within the Amended DRI Property. The mitigation improvements to be constructed by the Applicant are described below.

The Applicant, its successors and assigns, will pay for and/or cause the construction of the following transportation improvements, including the right-of-way dedication set forth below, where necessary, for all improvements within the timeframes specified below:

(a) Construction of County Road 210 from C.E. Wilson Road to the 90-Degree Curve (4-Lane Improvement):

- (i) Construction of horizontal site development within the Amended DRI Property shall not be permitted until the Applicant, its successors and assigns, post a performance bond guaranteeing the reconstruction of County Road 210 from two lanes to four lanes between C.E. Wilson Road and the 90-degree curve at the western terminus of the soon-to-be constructed U.S. 1 overpass (the "Flyover") and associated intersection improvements, as depicted on **Exhibit 6A** (collectively, the "**Initial CR 210 Widening**") [Allocated cost \$15,000,000]. Prior to the approval by the County of the first final plat for residential uses and/or building permit for non-residential uses within Phase 1, the Applicant, its successors and assigns, shall design, permit, bond and commence construction of the Initial CR 210 Widening.

- (ii) Outside of the DRI boundary, the reconstructed roadway shall be widened from two lanes to four lanes within the existing right-of-way owned by the County in a manner consistent with County roadway design standards in effect at the time of the adoption of this Amended Development Order; provided that such four-lane section, including all curbs, gutters, turn lanes, sidewalks and other related improvements (excluding stormwater ponds), must be designed to fit within the right-of-way depicted on **Exhibit 6B** (the “**Initial CR 210 Widening Outside DRI Boundaries**”), which right-of-way includes the existing right-of-way owned by the County plus right-of-way to be acquired by the County (the “**Turn Lane Right-of-Way**”) for construction of turn lanes (the “**Turn Lanes**”) as depicted on **Exhibit 6B**.

- (iii) Within the DRI boundaries, the reconstructed roadway shall be widened from two lanes to four lanes, suburban divided. The aforementioned roadway improvements must include turn lanes, lane transitions where appropriate, signal modifications, and signals, if and when warranted. The Applicant shall also be responsible for constructing turn lanes, lane transitions where appropriate, and signals, if and when warranted, on the existing portion of County Road 210 between the 90-degree curve and U.S. 1. Adequate stormwater ponds must be provided for improvements within and outside of the DRI boundaries.

- (iv) Construction of the Initial CR 210 Widening shall be completed and operational within 24 months of commencement. For purposes of this Special Condition 25, “**commencement**” shall be defined as the County’s approval of construction plans for the applicable roadway improvement and the Applicant’s commencement of the clearing of right-of-way and related stormwater pond sites in preparation for construction. Notwithstanding the foregoing, clearing and grubbing in preparation for utility relocation within the County Road 210 right-of-way shall not constitute “commencement” of construction. Any other clearing or earthwork activities by the Applicant shall, however, constitute commencement of construction. The Applicant may commence construction of the Initial CR 210 Widening within the existing right-of-way without the County having acquired the Turn Lane Right-of-Way. Such construction shall be completed and operational within twenty-four (24) months of commencement. Notwithstanding the foregoing, in the event that utility relocation delays the Applicant’s construction of the Initial CR 210 Widening, the

Applicant shall be allowed to extend its 24-month timeline for completion of the Initial CR 210 Widening by one (1) additional day for each one (1) day it is delayed by utility relocation. In the event the County has not acquired all of the Turn Lane Right-of-Way by the time the Applicant is ready to construct the Initial CR 210 Widening outside of the DRI boundaries, the Applicant shall be permitted to construct the Initial CR 210 Widening without turn lanes for the portion of the road outside of the DRI boundaries. The County shall allow the aforementioned section of County Road 210 outside of the DRI boundaries to be constructed with no curbs, aprons or sidewalks in areas adjacent to the Turn Lane Right-of-Way. Upon the County acquiring the last parcel of the Turn Lane Right-of-Way, the Applicant shall have twelve (12) months to complete construction of the Turn Lanes within such right-of-way, including the construction of applicable curbs, aprons and sidewalks. The County shall not use the lack of acquisition of the Turn Lane right-of-way or the lack of construction of the Turn Lanes as grounds to deny final approval and acceptance of the Initial CR 210 Widening improvements.

- (v) The County shall be responsible for obtaining surveys, appraisals and title commitments for the Turn Lane Right-of-Way and the right-of-way for the widening of County Road 210 outside of the DRI boundaries (the “**6-Laning Right-of-Way**”). The County shall be responsible for negotiating with the owners of all parcels along the Turn Lane Right-of-Way and Six-Laning Right-of-Way for the acquisition of such parcels. The County shall use commercially reasonable efforts to obtain contracts to purchase the aforementioned right-of-way either in exchange for transportation impact fee credits or for the lowest cost possible. The County shall use its best efforts to acquire the Turn Lane Right-of-Way on the north side of County Road 210 first.
- (vi) The County and the Applicant agree that the number of square feet required for the Turn Lane Right-of-Way is 52,311 square feet, representing the acquisition of the Turn Lane Right-of-Way depicted on **Exhibit 6B**, and the total 6-Laning Right-of-Way is 206,861 square feet. The Applicant, its successors and assigns, will be responsible for paying 25 percent of the total cost of obtaining surveys, appraisals, title insurance and acquisition costs of the overall right-of-way, including any eminent domain costs, which total cost is included in the \$15,000,000 allocated cost for the Initial CR 210 Widening. Notwithstanding the foregoing, in the event that

the County determines to acquire more than 206,861 square feet of right-of-way for the six-laning of County Road 210, the County shall be responsible for paying all costs associated therewith.

- (vii) The Applicant, its successors and assigns, shall be responsible for paying for any and all wetland mitigation required for the CR 210 Widening due to construction of the turn lane improvements within the Turn Lane Right-of-Way outside of the Twin Creeks DRI boundaries. The Applicant, its successors and assigns, shall be responsible for paying for any and all utility relocation required by all applicable agencies necessary for the CR 210 Widening due to the construction of the turn lane improvements within the Turn Lane Right-of-Way outside of the Twin Creeks DRI boundaries, including any wetland mitigation necessary for such utility relocation. The Applicant, its successors and assigns, shall include the turn lane improvements in its design, permitting and construction plans for the Initial CR 210 Widening. The Applicant, its successors and assigns, shall also include the cost of the turn lane improvements in its bond for the Initial CR 210 Widening. The aforementioned costs of wetland mitigation; utility relocation; design, permitting and construction plans; and bonding are included in the \$15,000,000 allocated cost for the Initial CR 210 Widening.
- (viii) Prior to commencing construction of the Initial CR 210 Widening, the Applicant agrees to, as part of the PUD process, prepare architectural and landscape design guidelines for Twin Creeks' commercial properties fronting County Road 210.
- (ix) With respect to the payment of the allocated cost of the Initial CR 210 Widening, the County shall require the owner of the Excluded Land to pay to the County proportionate share payments for transportation impacts caused by development of the Excluded Land (the "**Heartwood Proportionate Share Payment**") in the amount of at least Three Million Five Hundred Thousand and No/100 Dollars (\$3,500,000). Upon the County's approval of this NOPC, upon the owner of the Excluded Land paying the Heartwood Proportionate Share Payment and upon the Applicant's commencement of construction of the Initial CR 210 Widening, the County shall pay to the Applicant the Heartwood Proportionate Share Payment within thirty (30) days in order to reimburse the Applicant for a portion of the cost of the Initial CR 210 Widening [Completed]. In the event the owner of the

Excluded Land pays the Heartwood Proportionate Share Payment in increments of less than \$3,500,000, the County shall pay to the Applicant each incremental payment upon receipt from the owner of the Excluded Land (assuming the Applicant has commenced construction of the Initial CR 210 Widening).

(b) **Phase 2 Contribution.** Prior to the approval by the County of the first final plat for residential uses and/or building permit for non-residential uses within Phase 2, the Applicant, its successors and assigns, shall pay to the County the sum of \$3,200,000 for use solely for either (i) the widening of County Road 210 west of the DRI boundary and east of Interstate 95 from four lanes to six lanes; (ii) the construction of ramps for or other improvements associated with the U.S. 1 flyover at County Road 210; or (iii) other improvement(s) to the roadway system reasonably related to and within the vicinity of the Twin Creeks project, as determined by the County, whichever improvement is needed first based on traffic analyses in the area (the “**Phase 2 Contribution**”).

(c) **Widening of U.S. 1 Flyover from 2 to 4 Lanes.** The Applicant, its successors and assigns, shall be responsible for the design, permitting, bonding and construction of the widening of the U.S. 1 flyover from two lanes to four lanes from the 90-degree bend of County Road 210 over U.S. 1 to Greenleaf Drive (the “**Flyover Widening**”) [Allocated cost \$14,900,000]. The Applicant, its successors and assigns, shall be required to bond the Flyover Widening prior to approval by the County of residential subdivision plans and/or commercial construction plans for development within Phase 3. The Flyover Widening must be complete and operation prior to the Applicant, its successors and assigns, obtaining County approval of the first final plat for residential uses and/or building permit for non-residential uses within Phase 3.

(d) **Phase 3 - Construction of County Road 210 from 4 to 6 Lanes within Twin Creeks (6-Lane Improvement).** Prior to the approval by the County of the first final plat for residential uses and/or building permit for non-residential uses within Phase 3, the Applicant, its successors and assigns, shall complete the design, permitting and bonding and commence construction of the widening of County Road 210 within the Amended DRI Property from four lanes suburban divided to six lanes urban divided, as depicted on **Exhibit 6A** (the “**CR 210 6-Laning**”) [Allocated cost \$4,500,000]. Construction of this Phase 3 improvement shall be complete and operational within 24 months of commencement. Notwithstanding the foregoing, the Applicant, its successors

and assigns, shall have the option of performing the CR 210 6-Laning in either Phase 1 or Phase 2 of the project in exchange for transferring 224 PM peak hour New External Trips and their related land uses based on the Land Use Exchange Table attached as **Exhibit 3** (the “**Transferred Trips**”), from Phase 3 to either Phase 1 or Phase 2. [The Applicant has elected to construct the CR 210 6-Laning in Phase 1 of the project and has transferred 224 PM peak hour New External Trips to Phase 1]. The Applicant, its successors and assigns, shall not be able to obtain County approval of the first final plat for residential uses and/or building permit for non-residential uses for the Transferred Trips until it commences construction of the CR 210 6-Laning. If the Applicant exercises its option to move the Transferred Trips from Phase 3 to either Phase 1 or Phase 2, it shall notify the County in writing of such election and of the number of residential units, commercial/retail, office and/or flex industrial square footage, and hotel rooms it will transfer to either Phase 1 or Phase 2, as applicable. In the event the Applicant, its successors and assigns, move the Transferred Trips to Phase 1, construction of the CR 210 6-Laning shall be complete and operational within 30 months of commencement. In the event the Applicant, its successors and assigns, move the Transferred Trips to Phase 2, construction of the CR 210 6-Laning shall be complete and operational within 24 months of commencement.

(e) **Contribution of Funds for Other Roadway Improvements.** Prior to the approval by the County of the first final plat for residential uses and/or building permit for non-residential uses within Phase 3, the Applicant, its successors and assigns, shall pay to the County the sum of \$300,000 for use solely for improvements to County Road 210, the U.S. 1 Flyover 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 (the “**Phase 3 Contribution**”). In the event the Applicant, its successors and assigns, timely receive the full amount of the Heartwood Proportionate Share Payment set forth in Special Condition 25(a)(ix) hereof, the Applicant shall increase the Phase 3 Contribution by \$3,500,000, which sum shall be paid prior to the County’s approval of the first final plat for residential uses and/or building permit for non-residential uses within Phase 3. In the event the Applicant, its successors and assigns, only receive a portion of the Heartwood Proportionate Share Payment set forth in Special Condition 25(a)(ix) hereof, the Applicant shall increase the Phase 3 Contribution by an amount equal to the portion of the Heartwood Proportionate Share Payment received. In the event the Applicant, its

successors and assigns, do not receive any of the Heartwood Proportionate Share Payment, the Applicant shall only be required to pay the Phase 3 Contribution.

(f) Improvements Constructed by Others. If an entity other than the Applicant, its successors and assigns, constructs any of the roadway improvements referenced in Special Condition 25 (a), (c) and (d) above, the Applicant shall pay to the County an amount equal to the allocated cost on the date the applicable improvement is required to be bonded, as indexed per the provisions of this subsection.

(g) Right-of-Way Dedication. The Applicant, its successors and assigns, shall reserve all necessary additional right-of-way from the west DRI boundary to the 90-degree curve to accommodate future widening of County Road 210 to a six-lane urban roadway. The right-of way shall be dedicated, free of liens and non-permitted exceptions, to St. Johns County within 90 days after a formal request is made to the Applicant, its successors and assigns, by the County. The Applicant has previously dedicated, or caused to be dedicated, certain right-of-way for the extension of County Road 210 to the U.S.1 Flyover. The Applicant, its successors and assigns, shall be entitled to receive impact fee credit for all right-of-way dedicated hereunder. The Applicant, its successors and assigns, must provide an appraisal to establish fair market value of the right-of-way previously dedicated or to be dedicated pursuant to this Amended Development Order to receive impact fee credit. Such appraisal must be reviewed and approved by the County. The impact fee credit related to the right-of-way dedication shall not be used to pay down any cash contributions required in this Special Condition 25.

(h) Transportation Management Organization. The Applicant, its successors and assigns, shall team with other developers in this corridor and participate in a Transportation Management Organization ("TMO"). In order to meet this condition, the Applicant will include a requirement in land sales and development allocation documents for non-residential property that any employer with one hundred (100) or more employees shall participate in a TMO to be designated by the County.

(i) Public Transportation Contribution. Under the provisions of the Original Development Order, the Applicant was required to contribute \$500,000 to St. Johns County for public transportation in five equal payments of \$100,000 per year over the

five-year build-out period. Payments were to be made before February 1 of each year, beginning in 2006. The first payment of \$100,000 was made on or about November 14, 2006. Applicant shall resume such annual payments as of December 31, 2016 and the 31st day of each December thereafter for a total of four (4) years. The public transportation contribution provided for herein shall not be subject to annual adjustments. Additionally, the Applicant shall design and construct up to four (4) bus bays on each side of the portion of County Road 210 described above in Special Condition 25 (a)(i) hereof. St. Johns County will determine the final number of bus bays (not to exceed four).

(j) **Bicycle and Pedestrian Connections.** In order to promote alternative forms of transportation, the owners of lands within the DRI shall provide a comprehensive system of bicycle paths and pedestrian walkways throughout the Amended DRI Property. All residential development shall be connected to employment and shopping areas via this path system.

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.** The housing study summary in Table 24-7 of the original Application for Development Approval showed that there was no significant adverse impact on affordable housing as a result of the Twin Creeks project. Notwithstanding that result, the Applicant applied for and received approval of a Notice of Proposed Change to remove thirteen (13) acres from the Twin Creeks DRI property. The 13 acres is classified as Mixed Use District on the Future Land Use Map. Within ninety (90) days of a demand by the St. Johns County Director of Housing and Community Services, the Applicant shall convey the 13 acres removed from the Twin Creeks

DRI to St. Johns County at no cost. The County shall, in turn, either construct workforce housing on the site or sell the land and reserve the use of those revenues for County workforce housing efforts. The site is outside of the historic survey boundary depicted on **Exhibit 4**. Gopher tortoise mitigation was provided by the Applicant as part of its overall mitigation agreement.

28. **Fire Protection.** The Applicant shall undertake the following measures to enhance fire safety for the future residents of Twin Creeks:

(a) 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 Amended DRI Property shall be protected with an automatic sprinkling system designed and installed in accordance with all applicable fire and building codes.

(b) Within 60 days of request by the County, the Applicant shall donate up to three (3) acres of land to St. Johns County for the construction of a fire station in the "Flex Industrial" portion of the site on a location approved by the St. Johns County Fire, Rescue Department. The land to be conveyed to the County under this Special Condition shall be large enough to accommodate the prototype fire station and horizontal site design improvements being used by the County as of the date of this Amended Development Order. The Applicant or a Community Development District shall either (i) construct a stormwater treatment system on land outside of the first station site that would accommodate drainage and retention from the fire station site, or (ii) enlarge the site to accommodate said stormwater system so that the net usable conveyance is no less than that necessary to accommodate the prototype first station. The deed of conveyance shall contain covenants, restrictions and easements insuring that the property will be used for its intended purpose in protecting the surrounding property. Impact fee credit shall not be granted for this contribution.

29. **Recreation and Open Space.** The Twin Creeks DRI shall provide a minimum of 180 acres of Regional Parks/Open Space and shall include 27 acres of community parks as defined in Objective F.1.3 of the St. Johns County Comprehensive Plan ("**Community Parks**") and a total of not less than 18 acres of neighborhood parks as defined in Objective F.1.3 of the St. Johns County Comprehensive Plan ("**Neighborhood Parks**"). The locations of the Community Parks are as set forth on Map H, attached hereto as **Exhibit 1**. The Community Parks and recreational

improvements to be provided pursuant to this Amended Development Order are further described as follows:

- (a) The Applicant, its successors and assigns, shall dedicate to the County a 22-acre Community Park, in the location set forth on Map H. Prior to the start of Phase 2, the Applicant, its successors and assigns, shall construct four (4) lighted, multi-purpose fields within the Community Park and an access road with related water and sewer utilities to the Community Park. The access road will run from the Applicant's property south of County Road 210 and west of the 90-degree curve to the Community Park site. The Applicant, a Community Development District, property owners' association or St. Johns County shall maintain the park for its intended active recreational uses. The Applicant, a Community Development District or a property owners' association, may provide enhanced maintenance or additional improvements if dedicated to St. Johns County by agreement with the St. Johns County Parks and Recreation Department. The St. Johns County Parks and Recreation Department and the St. Johns County School District shall have input into the initial design of the Community Park adjacent to the K-8 school site. Through an impact fee credit agreement adopted by the Board of County Commissioners, park impact fee credits shall be awarded to the Applicant, its successors and assigns, for any active park land and construction of the above-referenced multi-purpose fields and associated access road and utilities conveyed to the County in accordance with the applicable St. Johns County impact fee ordinance.
- (b) The Regional Parks/Open Space and Neighborhood Parks shall be accessible to the residents within the Amended DRI Property. The Regional Parks, Community Parks and Neighborhood Parks shall be used only to mitigate for development of the Amended DRI Property. The owner of the Excluded Land shall be permitted to use the Off-Site Heartwood Project Wetland Mitigation/Open Space, as depicted on **Exhibit 1**, as Open Space for its development of the Excluded Land.

30. **Education.** The Twin Creeks school proportionate share mitigation is \$20,910,736. The projected taxable value of residential and non-residential lands within the Amended DRI Property provides a credit of \$3,314,060, leaving a deficit of \$17,596,677. The Applicant has made the school site conveyances required in the Original Agreement (and set forth below in this Special Condition 30), which land has a combined value of \$14,127,353, resulting in a remaining deficit of \$3,469,324 to be paid by the Applicant to the School Board in cash. To date, the Applicant has paid \$4,022,072 in cash to the School Board, all of which has been applied by the School Board

to approve school impact fee credits by St. Johns County for the Amended DRI Property. Thus, the Applicant has fully satisfied its school proportionate share mitigation obligations for the Amended DRI Property. All obligations have been satisfied among the School Board and the Applicant related to school proportionate share mitigation for public schools.. As consideration for the Applicant's payment of the school proportionate share mitigation specified herein, the County shall provide a dollar for dollar credit for all proportionate share mitigation payments paid pursuant to this Amended Development Order toward any school impact fee or exaction imposed by ordinance of the County for the same need.

The Applicant, its successors or assigns, shall donate two public school sites to the St. Johns County School District – one approximately 74-acre high school site and one approximately 43-acre K-8 site - in the locations depicted on **Exhibit 5**. [Completed] In no event shall the total acreage of the high school and K-8 school sites, combined, be less than 117 acres. The Applicant, its successors or assigns, shall also donate a 10-acre maintenance and storage facility site to the School District, in the location depicted on **Exhibit 5**. [Completed] The two school sites and maintenance and storage facility site are sometimes referred to herein collectively as the “**New School Sites**”. The Applicant, its successors and assigns, shall convey all three New School Sites to the School District within 180 days of the St. Johns County Commission approving this Amended Development Order. When the School District awards a bid for construction of the K-8 school, the School District shall provide written notice of the same to the Applicant, its successors and assigns. The Applicant, its successors and assigns, shall, at their sole cost, design, permit and construct a two-lane access road, with underlying water and sewer lines, to serve the school prior to the School District receiving a certificate of occupancy for the K-8 school. The access road will run from the Applicant's property south of County Road 210 and west of the 90-degree curve to the K-8 school site. Upon acceptance of the K-8 school site, the School District will become a beneficiary of that certain Access and Utility Easement by and between Touse Homes, Inc. and South Jacksonville Properties, LLC dated November 18, 2005 and recorded in Official Records Book 2588, Page 69, Public Records of St. Johns County, Florida. The aforementioned access easement will provide the School District with legal access to the K-8 school site for construction and operation of the school until such time as the roadway constructed within the easement is dedicated to St. Johns County. The Applicant, its successors and assigns, shall receive proportionate share credits for the value of the land for the New School Sites donated to the School District pursuant to this Condition 30, with the value of such land being \$111,239 per acre. The total value of the Applicant's proportionate share credit will be a total of \$14,127,353.

Notwithstanding anything else in this Amended Development Order to the contrary, in the event the Applicant, its successors and assigns, develop more than 1,736 non-age-restricted residential units within the Amended DRI Property, the Applicant shall pay \$9,768 per residential unit above said 1,736 units in Proportionate Share Mitigation to the School District.

31. **Historical and Archaeological.** Archeological site 8SJ4814, as generally located in **Exhibit 4** of this Amended Development Order, shall remain undisturbed, except for Phase 2 testing, until the Applicant has completed Phase 2 testing of this site and received concurrence from the Division of Historical Resources as to its significance and necessary mitigation requirements. If the Division of Historical Resources determines that preservation or mitigation is necessary to maintain a site, the Applicant shall develop a preservation or mitigation plan to be reviewed and approved by the Division of Historical Resources and St. Johns County. Copies of this plan will be included in the ensuing DRI Monitoring Report. Any future adverse impact to the site which conflict with the preservation/mitigation plan will be deemed to be a substantial deviation of this Amended Development Order.
32. **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 or the Community Development District, as the case may be, pursuant to the Original Development Order and 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. Any transportation impact fee credits can be used only within the Amended DRI Property. 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.
33. **Community Development District.** The Applicant, its successors and assigns, may form one or more Community Development Districts within the Amended DRI 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 Applicant.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 4 DAY OF December, 2018.

BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY, FLORIDA

By: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad
By: Sam Gatterman
Deputy Clerk

Adopted Regular Meeting December 4, 2018
Effective: December 4, 2018



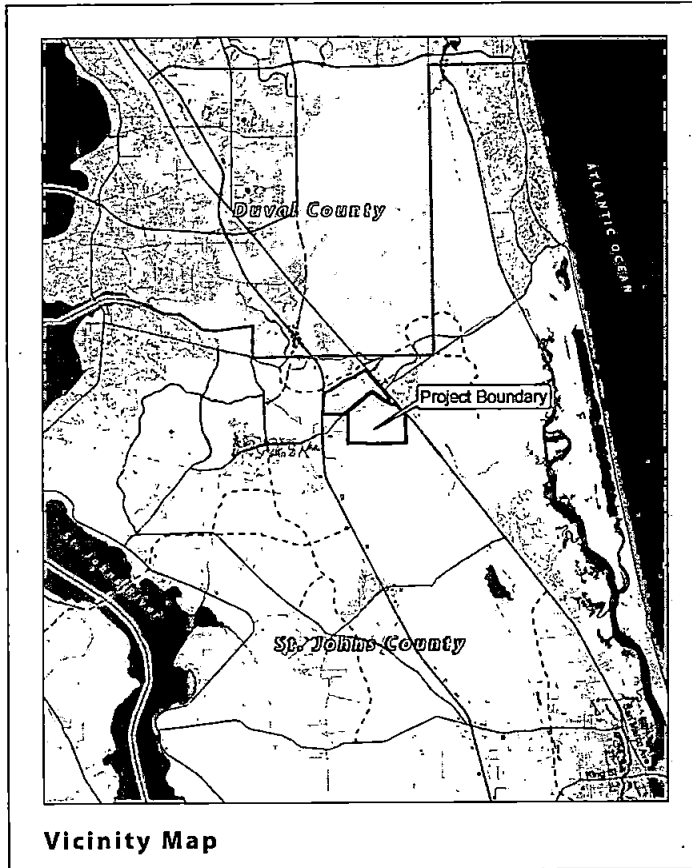
RENDITION DATE 12/6/18

EXHIBIT 1

CONCEPTUAL MASTER PLAN – MAP H

Substantial Deviation to the
TWIN CREEKS
 Development of Regional Impact

Development Order
 Exhibit 1
 (Sheet 1 of 3)



General Notes

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

Phasing Summary

Land Use	Retail/Service	Office	Hotel	Single-Family Residential	Multi-Family Residential	Flex Industrial
Phase 1 (2015-9/23/2025)	513,380 SF	0	0	1,106 Units	630 Units	298,344 SF
Phase 2 (9/24/2025-9/23/2029)	0	350,000 SF	0	244 Units	300 Units	599,728 SF
Phase 3 (9/24/2029-9/23/2034)	506,938 SF	350,000 SF	150 Rooms	0	0	850,000 SF
Total	1,020,318 SF	700,000 SF	150 Rooms	1,350 Units	930 Units	1,748,072 SF

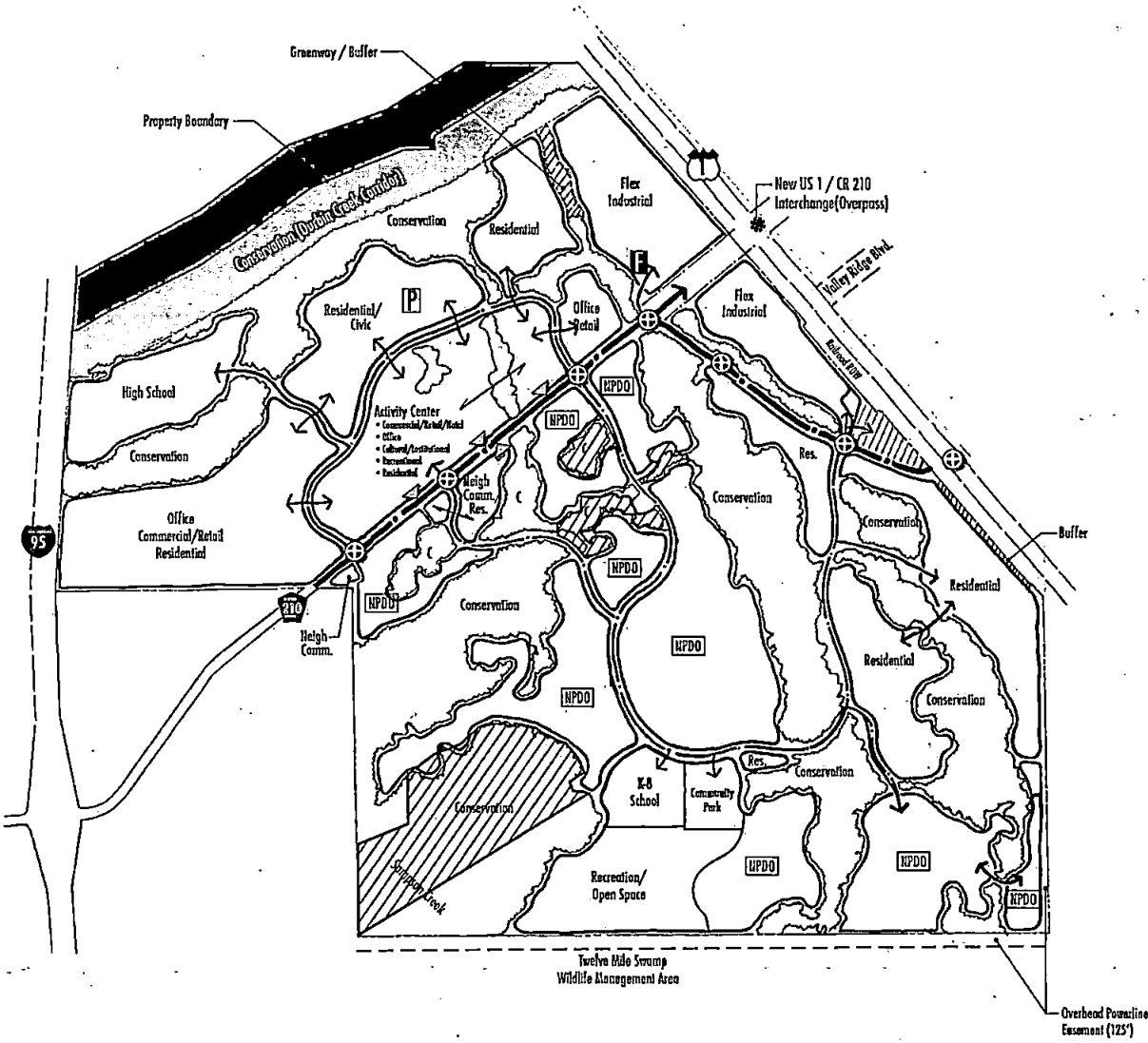
NOTE: Amounts may be modified in accordance with Land Use Conversion matrix.



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Notice of Proposed Change to the
TWIN CREEKS
 Development of Regional Impact

Development Order
 Exhibit I
 (Sheet 2 of 3)
 Concept Plan

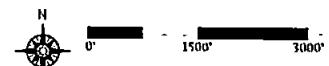


LEGEND

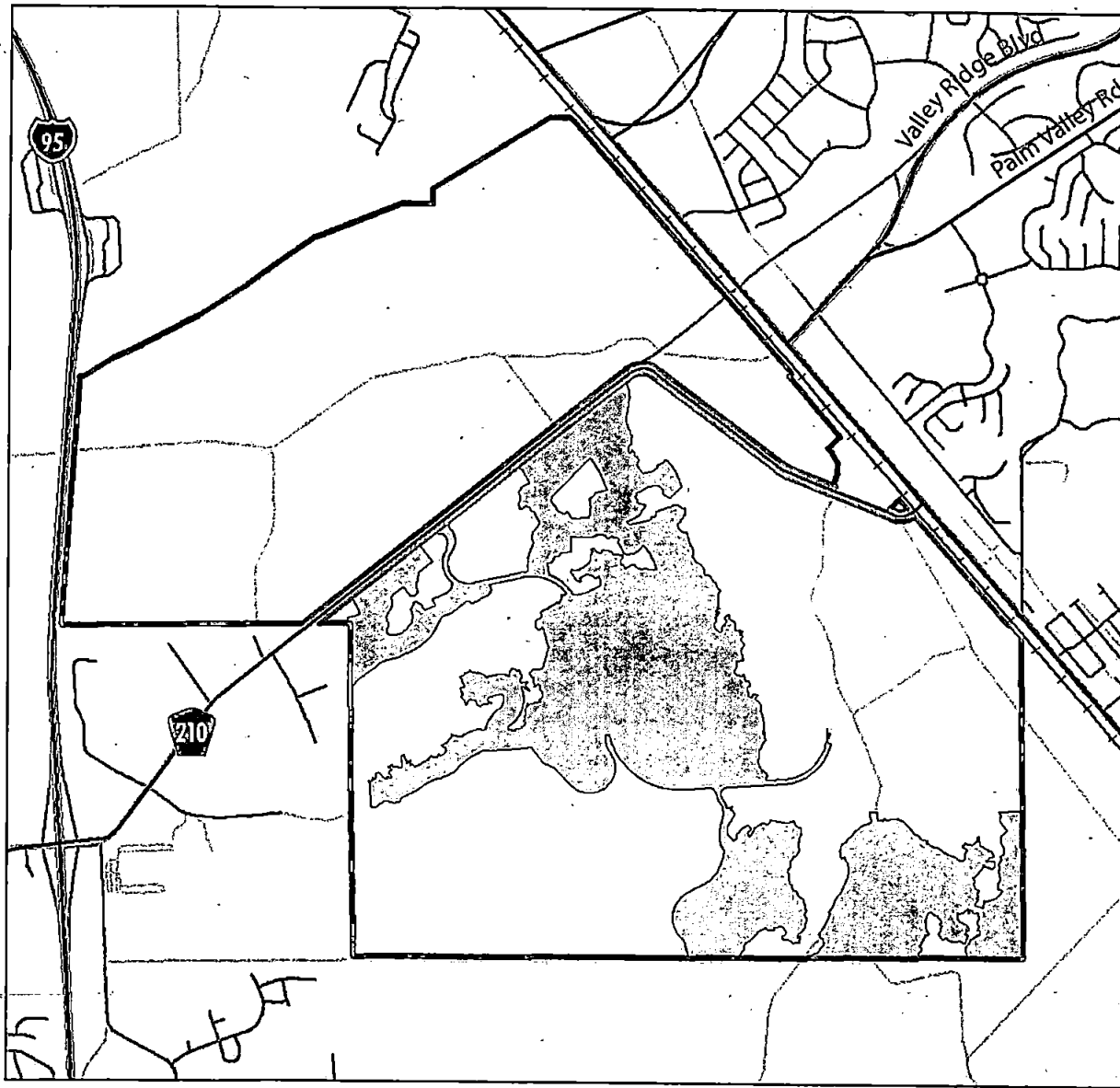
- Local Roadway
- Major Collector Roadway
- ⊕ Full Median Opening (See Note 7)
- ▷ Right-in/Right-out Driveway
- F Fire Station Site
- P Sandhill Habitat Preservation (1 Acre)
- ▨ Workforce Housing Site (13 Acres Outside DRI Boundary)
- NPDO Not Part of this Development Order
- ▨ Offsite Heartwood Project Mitigation Area/Open Space (160 acres)



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July 14, 2015
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Notice of Proposed Change to the

TWIN CREEKS

Development of Regional Impact

Development Order
 Exhibit 1
 (Sheet 3 of 3)

Legend

-  Twin Creeks DRI
-  Not Part of this Development Order



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May 28, 2015
 110913.02

EXHIBIT 2
PROPOSED CONSERVATION CORRIDOR SYSTEM

Notice of Proposed Change to the











TWIN CREEKS

Development of Regional Impact

Development Order
Exhibit 2

Proposed Conservation
Corridor System

LEGEND

-  Wildlife Corridor
-  6' x 16' Culvert Crossing
-  6' x 6' Large Mammal Crossing
-  At-Grade Crossing
-  3' x 3' Small Mammal Crossing
-  3' x 6' Small Mammal Crossing
-  Sandhill Habitat Preservation (1 Acre)
-  Workforce Housing Site (13 Acres Outside DRI Boundary)
-  Not Part of this Development Order
-  Offsite Heartwood Project Mitigation Area/Open Space (160 acres)

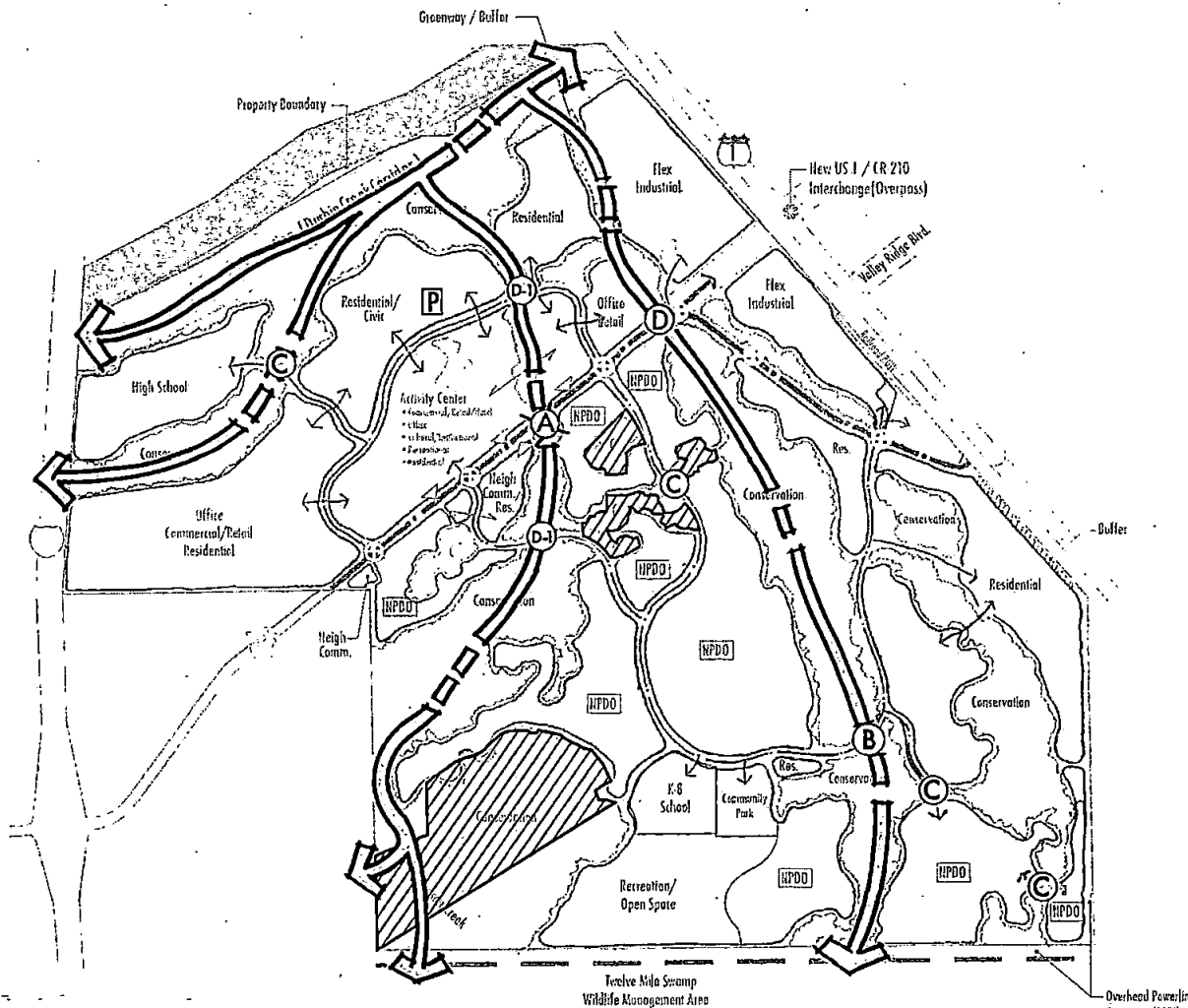


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0' 1500' 3000'

July 14, 2015
110113.02



Twin Creeks Wildlife Management Area

Overhead Powerline Easement (125')

EXHIBIT 3

LAND USE EXCHANGE TABLE

The Applicant may increase certain land uses and simultaneously decrease other land uses provided that such changes are consistent with the conversion table below. Uses can be substituted for other uses, within prescribed minimum and maximum levels and using ratios of equivalence.

Land Use Exchange Matrix						
Land Use to Increase	Land Use to Reduce					
	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)	0.399	---	2.525	1.733	2.403	1.475
Hotel (RM)	0.158	0.396	---	0.686	0.952	0.584
Industrial Park (KSF)	0.231	0.577	1.458	---	1.387	0.851
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	---

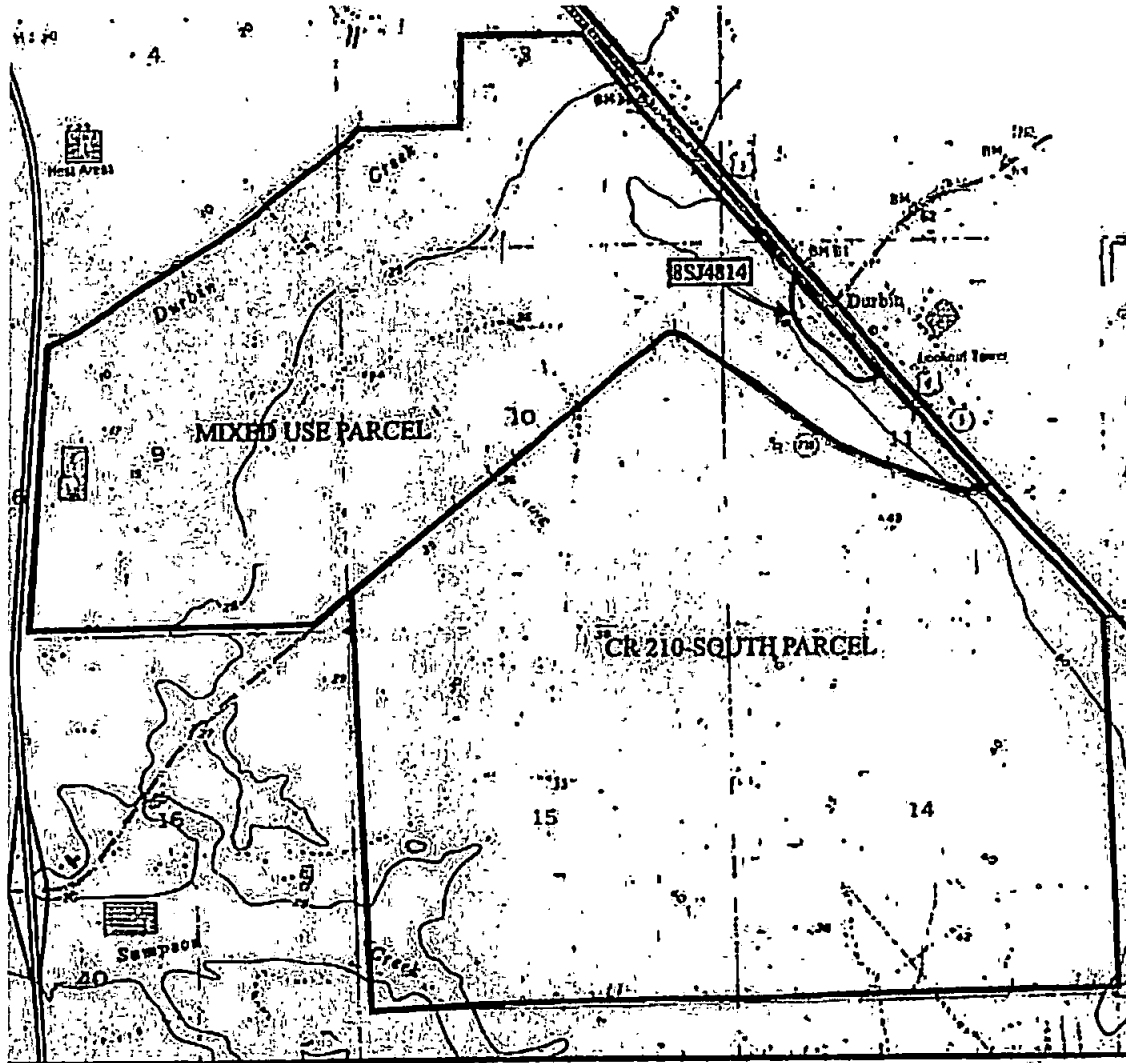
ITE Code	Land Use	Proposed Amount	Minimum Allowable	Maximum Allowable	Trip Rate - PM Peak Hour
820	Commercial	1,020,318	741,750	1,236,250	3.73 per KSF
710	Office	700,000	525,000	875,000	1.49 per KSF
310	Hotel	150	90	150	0.59 per RM
130	Industrial Park	1,748,072	1,462,500	2,437,500	0.86 per KSF
220	Multi-family Residential	930	927	1,133	0.62 per DU
210	Single-family Residential	1,350	1,125	1,375	1.01 per DU

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

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.

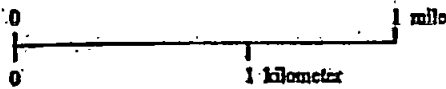
EXHIBIT 4

ARCHAEOLOGICAL SITE 8SJ4814 OCCURRENCE



- Project Area
- Newly Recorded Archaeological Site

Figure 7. Newly Recorded
Archaeological Sites and Occurrences,
Twin Creeks DRI



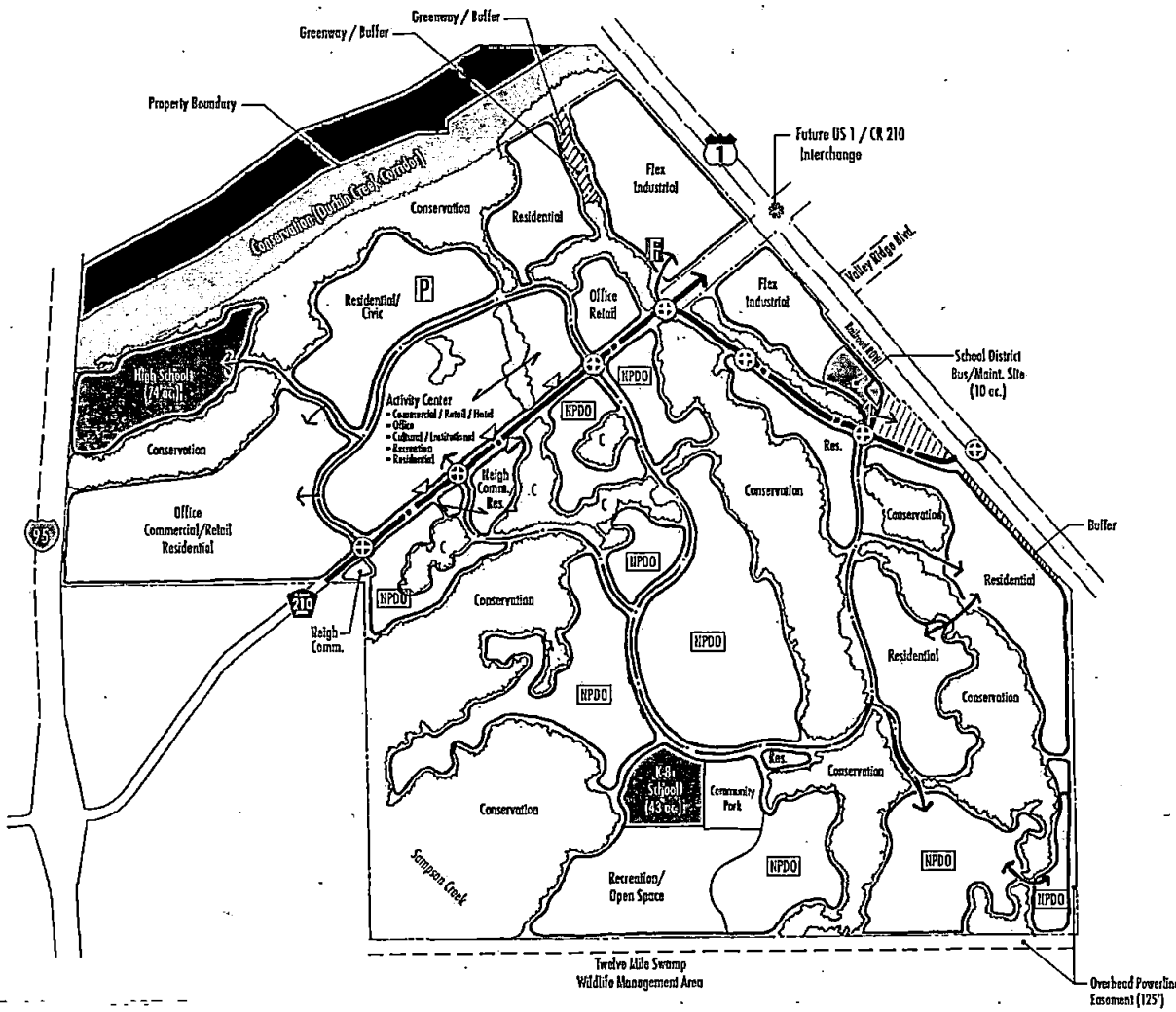
SOURCE: USGS Quadrangle Map, DURBIN, FLA., 1992

EXHIBIT 5
SCHOOL SITES

Notice of Proposed Change to the
TWIN CREEKS
 Development of Regional Impact

Development Order
 Exhibit 5

School Mitigation



LEGEND

- Local Roadway
- Major Collector Roadway
- Full Median
- Right-in/Right-out Driveway
- Fire Station Site
- Sandhill Habitat Preservation (1 Acre)
- Workforce Housing Site (13 Acres Outside DRI Boundary)
- Proposed School Sites
- NPDO Not Part of this Development Order



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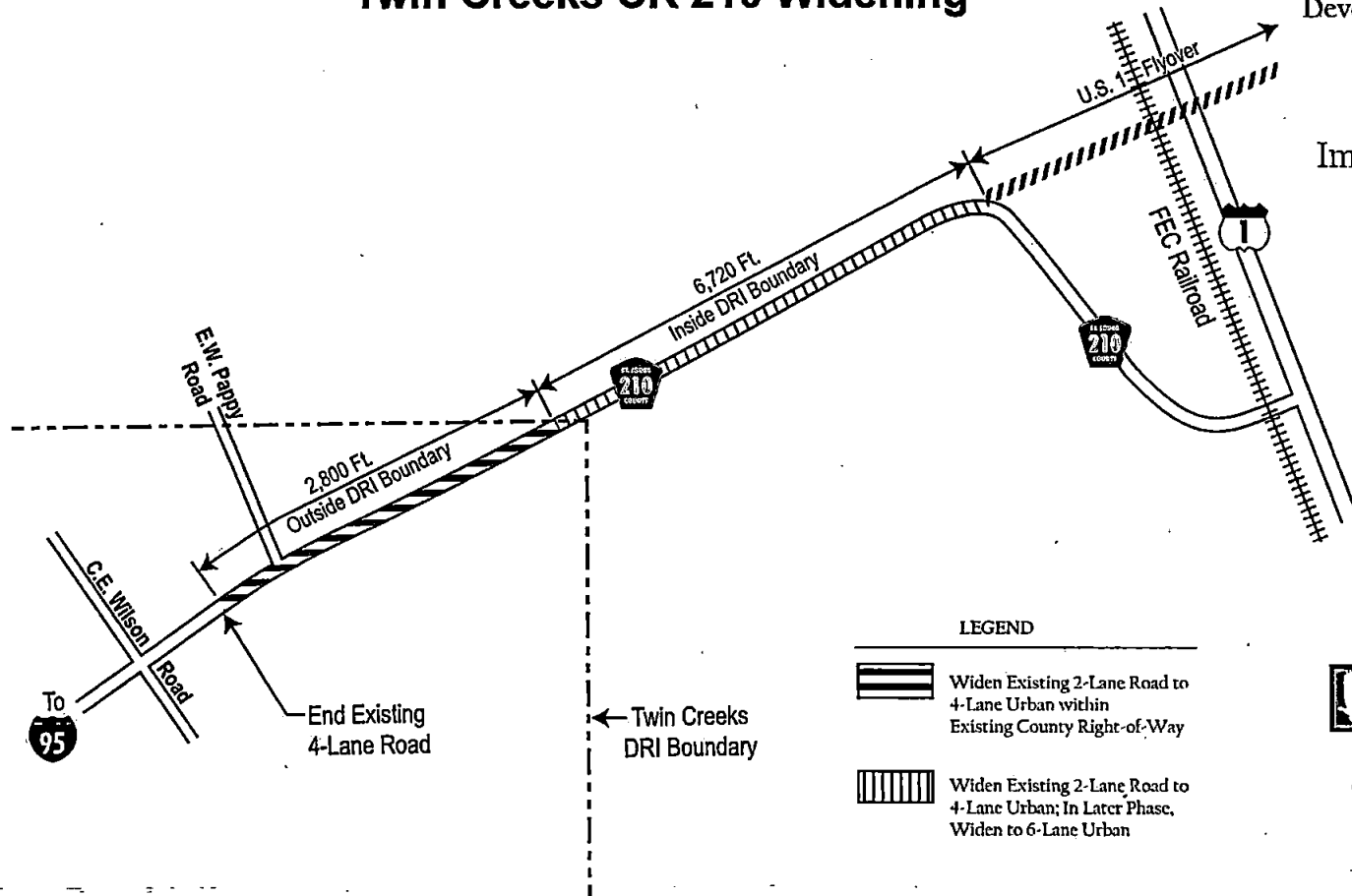
July 14, 2015
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EXHIBIT 6
ROADWAY IMPROVMENTS



Notice of Proposed Change to the
TWIN CREEKS
 Development of Regional Impact

Twin Creeks CR 210 Widening

Development Order
 Exhibit 6A
 Roadway
 Improvements



LEGEND

-  Widen Existing 2-Lane Road to 4-Lane Urban within Existing County Right-of-Way
-  Widen Existing 2-Lane Road to 4-Lane Urban; In Later Phase, Widen to 6-Lane Urban



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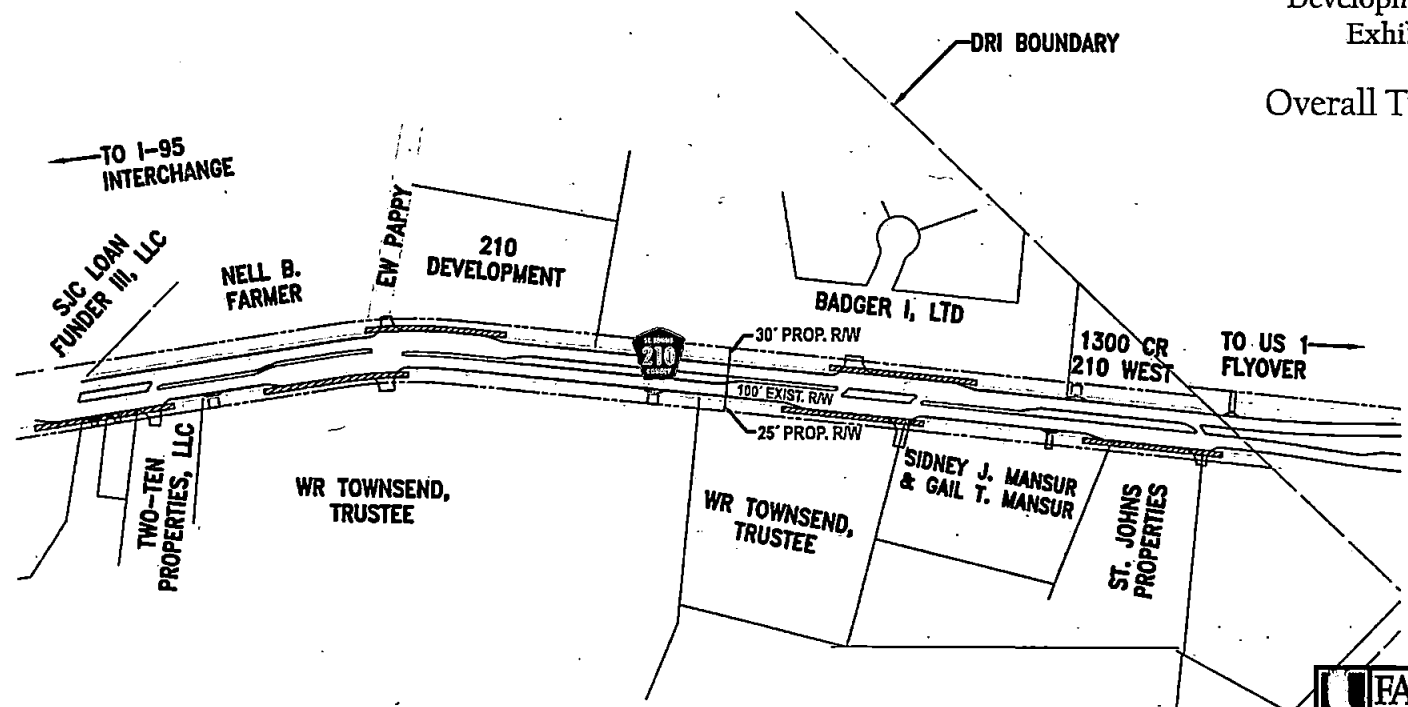
Not to scale

May 28, 2015
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Notice of Proposed Change to the
TWIN CREEKS
 Development of Regional Impact

Development Order
 Exhibit 6B

Overall Turn Lanes



LEGEND
 Turn Lanes Outside DRI Boundary



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Not to scale

May 28, 2013
 110013.02

EXHIBIT 7

LEGAL DESCRIPTION OF AMENDED DRI PROPERTY

PARCEL NO. 1

A PORTION OF SECTIONS 10, 11, AND 14 ALL LYING IN 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°06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00°50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 2702.59 FEET TO THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00°48'41" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 376.92 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°03'23" EAST, ALONG LAST SAID LINE, 4859.63 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 RE-ALIGNMENT, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78020; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 58°54'22" EAST, 128.77 FEET; COURSE NO. 2: NORTH 51°03'23" EAST, 400.00 FEET; COURSE NO. 3: NORTH 53°55'08" EAST, 249.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 11°41'58" EAST, 120.90 FEET; THENCE SOUTH 02°48'07" EAST, 51.29 FEET; THENCE SOUTH 38°14'30" EAST, 37.60 FEET; THENCE SOUTH 10°12'59" WEST, 77.30 FEET; THENCE SOUTH 00°10'53" WEST, 51.14 FEET; THENCE SOUTH 13°35'09" WEST, 107.29 FEET; THENCE SOUTH 06°45'14" WEST, 61.21 FEET; THENCE SOUTH 23°04'38" WEST, 60.07 FEET; THENCE SOUTH 04°24'37" EAST, 46.82 FEET; THENCE SOUTH 21°11'20" EAST, 141.23 FEET; THENCE SOUTH 39°28'00" EAST, 39.42 FEET; THENCE SOUTH 04°31'01" WEST, 34.05 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 27.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°32'54" EAST, 27.03 FEET; THENCE SOUTH 55°09'20" EAST, 36.48 FEET; THENCE SOUTH 23°52'05" WEST, 52.63 FEET; THENCE SOUTH 00°12'21" WEST, 103.02 FEET; THENCE SOUTH 68°09'20" WEST, 33.54 FEET; THENCE SOUTH 08°24'09" WEST, 27.07 FEET; THENCE SOUTH 17°53'48" WEST, 23.93 FEET; THENCE SOUTH 13°37'53" EAST, 73.13 FEET; THENCE NORTH 48°08'01" EAST, 35.22 FEET; THENCE NORTH 52°51'36" EAST, 33.05 FEET; THENCE SOUTH 40°11'47" EAST, 47.13 FEET; THENCE SOUTH 11°42'30" EAST, 54.36 FEET; THENCE SOUTH 64°07'42" EAST, 41.72 FEET; THENCE SOUTH 22°14'42" EAST, 37.95 FEET; THENCE SOUTH 06°39'01" WEST, 65.94 FEET;

THENCE SOUTH 31°13'54" WEST, 28.76 FEET; THENCE SOUTH 06°47'56" EAST, 2.43 FEET; THENCE SOUTH 37°29'44" EAST, 170.64 FEET; THENCE NORTH 71°32'01" EAST, 46.75 FEET; THENCE NORTH 86°36'12" EAST, 9.14 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; 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°40'08" EAST, 107.56 FEET; THENCE NORTH 29°55'40" EAST, 35.11 FEET; THENCE NORTH 64°44'02" EAST, 56.09 FEET; THENCE NORTH 01°59'41" EAST, 37.40 FEET; THENCE NORTH 71°15'15" EAST, 79.62 FEET; THENCE NORTH 35°24'15" EAST, 58.02 FEET; THENCE NORTH 04°51'45" EAST, 12.74 FEET; THENCE SOUTH 74°01'24" EAST, 48.75 FEET; THENCE SOUTH 48°21'07" EAST, 54.87 FEET; THENCE SOUTH 40°42'40" EAST, 59.63 FEET; THENCE SOUTH 35°18'14" EAST, 85.45 FEET; THENCE SOUTH 24°07'43" EAST, 67.15 FEET; THENCE SOUTH 23°49'17" EAST, 117.40 FEET; THENCE SOUTH 17°15'18" EAST, 95.07 FEET; THENCE SOUTH 47°46'07" WEST, 10.86 FEET; THENCE SOUTH 43°12'21" WEST, 207.41 FEET; THENCE SOUTH 65°48'17" WEST, 44.65 FEET; THENCE NORTH 69°39'29" WEST, 54.11 FEET; THENCE NORTH 61°24'33" WEST, 56.27 FEET; THENCE NORTH 17°08'28" WEST, 35.88 FEET; THENCE NORTH 05°27'16" WEST, 46.80 FEET; THENCE NORTH 45°08'58" WEST, 83.91 FEET; THENCE NORTH 25°22'45" WEST, 7.36 FEET; THENCE SOUTH 88°52'03" WEST, 74.47 FEET; THENCE SOUTH 75°48'02" WEST, 25.90 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; 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°41'17" WEST, 120.03 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 59°03'33" WEST, 24.84 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; 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°45'26" WEST, 57.27 FEET; THENCE SOUTH 56°44'49" WEST, 36.54 FEET; THENCE SOUTH 60°31'37" WEST, 46.87 FEET; THENCE SOUTH 08°53'02" EAST, 27.15 FEET; THENCE SOUTH 28°42'54" WEST, 30.51 FEET; THENCE SOUTH 16°31'14" WEST, 3.86 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; 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°24'52" EAST, 26.46 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; 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°47'41" EAST, 73.75 FEET; THENCE SOUTH 74°52'04" EAST, 140.44 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID 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°54'45" WEST, 110.63 FEET; THENCE SOUTH 17°07'42" WEST, 21.59 FEET; THENCE SOUTH 40°55'53"

WEST, 50.29 FEET; THENCE SOUTH 51°40'54" WEST, 62.19 FEET; THENCE SOUTH 63°20'15" WEST, 172.29 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; 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°31'48" EAST, 63.27 FEET; THENCE NORTH 76°57'21" EAST, 136.89 FEET; THENCE NORTH 76°51'41" EAST, 58.68 FEET; THENCE NORTH 78°19'50" EAST, 58.84 FEET; THENCE NORTH 71°27'23" EAST, 51.68 FEET; THENCE NORTH 66°51'41" EAST, 44.64 FEET; THENCE NORTH 27°56'26" EAST, 49.37 FEET; THENCE NORTH 81°25'57" EAST, 66.37 FEET; THENCE NORTH 06°30'33" WEST, 66.05 FEET; THENCE NORTH 68°29'54" EAST, 58.92 FEET; THENCE NORTH 57°51'05" EAST, 45.34 FEET; THENCE NORTH 69°57'10" EAST, 55.57 FEET; THENCE NORTH 83°23'43" EAST, 39.63 FEET; THENCE NORTH 82°03'46" EAST, 45.84 FEET; THENCE NORTH 51°48'48" EAST, 43.60 FEET; THENCE NORTH 52°24'59" EAST, 38.93 FEET; THENCE SOUTH 79°19'33" EAST, 54.05 FEET; THENCE SOUTH 53°44'48" EAST, 67.69 FEET; THENCE SOUTH 65°55'06" EAST, 42.26 FEET; THENCE SOUTH 87°24'52" EAST, 26.16 FEET; THENCE SOUTH 02°53'09" EAST, 98.98 FEET; THENCE NORTH 73°36'17" WEST, 20.75 FEET; THENCE SOUTH 30°31'00" WEST, 44.14 FEET; THENCE SOUTH 26°32'20" WEST, 29.45 FEET; THENCE SOUTH 57°34'01" WEST, 31.16 FEET; THENCE SOUTH 00°45'11" EAST, 52.04 FEET; THENCE SOUTH 60°03'02" WEST, 48.22 FEET; THENCE SOUTH 11°17'31" EAST, 70.24 FEET; THENCE SOUTH 54°18'57" EAST, 56.72 FEET; THENCE SOUTH 50°09'01" EAST, 64.31 FEET; THENCE NORTH 69°32'40" EAST, 35.68 FEET; THENCE SOUTH 24°45'43" EAST, 53.13 FEET; THENCE SOUTH 10°27'32" EAST, 74.24 FEET; THENCE SOUTH 29°56'24" EAST, 40.92 FEET; THENCE SOUTH 10°26'11" EAST, 50.04 FEET; THENCE SOUTH 48°22'26" EAST, 43.04 FEET; THENCE SOUTH 05°19'08" EAST, 67.29 FEET; THENCE SOUTH 13°26'08" EAST, 49.35 FEET; THENCE SOUTH 22°45'33" WEST, 33.22 FEET; THENCE SOUTH 24°27'50" EAST, 43.07 FEET; THENCE SOUTH 33°44'59" EAST, 59.88 FEET; THENCE SOUTH 49°32'33" EAST, 36.15 FEET; THENCE SOUTH 67°43'49" EAST, 51.08 FEET; THENCE SOUTH 49°09'12" EAST, 45.12 FEET; THENCE SOUTH 25°57'29" EAST, 59.02 FEET; THENCE SOUTH 06°35'09" EAST, 43.97 FEET; THENCE SOUTH 09°34'40" EAST, 46.83 FEET; THENCE NORTH 87°44'43" EAST, 35.69 FEET; THENCE NORTH 89°20'33" EAST, 21.26 FEET; THENCE SOUTH 49°04'17" EAST, 41.76 FEET; THENCE SOUTH 28°27'02" EAST, 17.40 FEET; THENCE SOUTH 33°33'52" EAST, 93.18 FEET; THENCE NORTH 81°31'24" EAST, 16.34 FEET; THENCE SOUTH 23°36'14" EAST, 54.52 FEET; THENCE SOUTH 29°56'05" EAST, 42.65 FEET; THENCE SOUTH 36°45'21" EAST, 50.78 FEET; THENCE SOUTH 20°47'05" WEST, 58.23 FEET; THENCE SOUTH 24°58'38" WEST, 14.61 FEET; THENCE SOUTH 11°15'02" EAST, 12.11 FEET; THENCE SOUTH 19°31'28" EAST, 9.67 FEET; THENCE SOUTH 01°14'12" EAST, 31.56 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, 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°31'45" EAST, 6.37 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; 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°15'15" WEST, 157.48 FEET; THENCE SOUTH 77°40'19" EAST, A DISTANCE OF 14.85 FEET; THENCE SOUTH 84°45'02" EAST, 30.93 FEET; THENCE SOUTH 64°41'13" WEST, 52.01 FEET; THENCE SOUTH 56°16'14" WEST, 21.03 FEET; THENCE SOUTH 05°15'14" EAST, 15.23 FEET; THENCE SOUTH 89°43'10" EAST, 52.46 FEET; THENCE SOUTH 19°30'30" WEST, 30.12 FEET; THENCE NORTH 76°27'59" WEST, 31.29 FEET; THENCE SOUTH 10°53'25" WEST, 23.70 FEET; THENCE SOUTH 52°27'54" EAST, 28.06 FEET; THENCE SOUTH 32°16'22" WEST, 19.94 FEET; THENCE SOUTH 53°29'47" WEST, 34.14 FEET; THENCE SOUTH 20°42'26" EAST, 34.50 FEET; THENCE SOUTH 10°10'48" WEST, 34.63 FEET; THENCE SOUTH 49°25'22" WEST, 38.10 FEET; THENCE SOUTH 04°57'03" WEST, 39.11 FEET; THENCE SOUTH 32°39'26" EAST, 36.49 FEET; THENCE SOUTH 37°52'15" EAST, 34.64 FEET; THENCE SOUTH 61°52'38" EAST, 37.74 FEET; THENCE SOUTH 45°36'38" EAST, 29.06 FEET; THENCE NORTH 85°37'57" EAST, 28.98 FEET; THENCE NORTH 06°18'04" EAST, 55.55 FEET; THENCE NORTH 20°11'28" EAST, 37.28 FEET; THENCE NORTH 70°53'33" EAST, 37.53 FEET; THENCE NORTH 06°48'47" WEST, 26.52 FEET; THENCE NORTH 42°37'10" EAST, 29.76 FEET; THENCE NORTH 11°51'48" EAST, 38.53 FEET; THENCE NORTH 88°22'09" WEST, 12.75 FEET; THENCE NORTH 41°00'18" WEST, 23.28 FEET; THENCE NORTH 11°53'28" EAST, 19.33 FEET; THENCE NORTH 24°35'31" EAST, 38.16 FEET; THENCE NORTH 69°06'59" EAST, 21.86 FEET; THENCE NORTH 84°44'40" EAST, 17.58 FEET; THENCE SOUTH 28°09'08" EAST, 15.81 FEET; THENCE SOUTH 24°35'48" EAST, 16.96 FEET; THENCE SOUTH 13°48'09" WEST, 22.95 FEET; THENCE SOUTH 64°51'27" EAST, 10.59 FEET; THENCE SOUTH 36°19'11" EAST, 35.53 FEET; THENCE SOUTH 69°40'13" EAST, 50.93 FEET; THENCE SOUTH 41°02'06" EAST, 26.63 FEET; THENCE SOUTH 11°29'34" WEST, 26.79 FEET; THENCE SOUTH 20°42'14" EAST, 23.60 FEET; THENCE SOUTH 00°17'54" EAST, 66.25 FEET; THENCE SOUTH 67°26'48" EAST, 34.05 FEET; THENCE NORTH 87°06'57" EAST, 42.57 FEET; THENCE SOUTH 76°33'44" EAST, 35.65 FEET; THENCE SOUTH 49°57'20" WEST, 31.72 FEET; THENCE SOUTH 71°32'16" WEST, 22.56 FEET; THENCE SOUTH 72°21'06" EAST, 42.38 FEET; THENCE SOUTH 47°04'15" WEST, 42.31 FEET; THENCE NORTH 86°34'37" EAST, 41.52 FEET; THENCE SOUTH 11°07'21" WEST, 57.83 FEET; THENCE SOUTH 07°44'23" EAST, 36.71 FEET; THENCE SOUTH 29°35'10" EAST, 35.92 FEET; THENCE SOUTH 30°48'45" EAST, 50.65 FEET; THENCE SOUTH 49°28'03" WEST, 41.58 FEET; THENCE SOUTH 22°18'42" WEST, 32.27 FEET; THENCE SOUTH 04°56'41" WEST, 67.60 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; 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 15°10'04" EAST, 112.63 FEET; THENCE SOUTH 79°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 SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°53'04" WEST, 122.33 FEET; THENCE SOUTH 17°27'11" WEST, 53.52 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; 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 SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°08'29" EAST, 36.89 FEET; THENCE SOUTH 67°25'53" EAST, 101.83 FEET; THENCE NORTH 36°16'04" EAST, 20.97 FEET;

THENCE NORTH 61°15'31" EAST, 41.05 FEET; THENCE SOUTH 12°57'08" EAST, 65.98 FEET; THENCE SOUTH 26°29'28" EAST, 41.56 FEET; THENCE NORTH 83°53'03" EAST, 40.19 FEET; THENCE SOUTH 25°23'04" EAST, 54.98 FEET; THENCE SOUTH 20°38'22" EAST, 38.32 FEET; THENCE SOUTH 61°06'35" WEST, 62.66 FEET; THENCE SOUTH 03°59'44" EAST, 40.29 FEET; THENCE SOUTH 20°14'44" EAST, 31.75 FEET; THENCE SOUTH 05°34'03" EAST, 61.29 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; 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 SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°57'19" EAST, 61.53 FEET; THENCE NORTH 07°48'58" EAST, 35.47 FEET; THENCE NORTH 25°58'58" EAST, 40.08 FEET; THENCE NORTH 89°19'13" EAST, 40.04 FEET; THENCE SOUTH 54°41'11" EAST, 38.60 FEET; THENCE SOUTH 36°21'56" WEST, 35.41 FEET; THENCE SOUTH 43°28'36" WEST, 33.38 FEET; THENCE SOUTH 29°54'01" EAST, 28.07 FEET; THENCE SOUTH 67°28'55" EAST, 31.23 FEET; THENCE SOUTH 45°03'01" EAST, 40.33 FEET; THENCE SOUTH 36°11'15" EAST, 35.31 FEET; THENCE SOUTH 02°08'30" EAST, 28.23 FEET; THENCE SOUTH 12°45'44" EAST, 38.25 FEET; THENCE SOUTH 11°58'58" WEST, 25.56 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; 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 SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°30'41" EAST, 124.99 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; 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 SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°40'34" EAST, 273.95 FEET; THENCE NORTH 77°44'23" EAST, 0.34 FEET; THENCE NORTH 47°02'49" EAST, 36.37 FEET; THENCE SOUTH 00°59'40" WEST, 69.65 FEET; THENCE SOUTH 28°39'14" EAST, 34.45 FEET; THENCE SOUTH 14°44'32" WEST, 36.12 FEET; THENCE SOUTH 37°11'54" WEST, 47.10 FEET; THENCE SOUTH 67°15'50" WEST, 26.93 FEET; THENCE SOUTH 29°01'20" EAST, 17.37 FEET; THENCE SOUTH 05°35'19" EAST, 21.21 FEET; THENCE SOUTH 62°02'04" WEST, 23.09 FEET; THENCE SOUTH 07°36'00" WEST, 36.67 FEET; THENCE NORTH 83°32'41" WEST, 19.91 FEET; THENCE SOUTH 04°14'18" WEST, 3.64 FEET; THENCE SOUTH 05°41'22" WEST, 16.16 FEET; THENCE SOUTH 05°41'22" WEST, 25.59 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; 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°01'02" EAST, 60.27 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; 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°19'36" WEST, 66.88 FEET; THENCE SOUTH 07°18'17" EAST, 80.05 FEET; THENCE SOUTH 36°32'57" EAST, 35.96 FEET; THENCE SOUTH 27°57'47" EAST, 54.21 FEET; THENCE SOUTH 00°28'35" EAST, 35.25 FEET; THENCE SOUTH 24°38'24" EAST, 9.12 FEET; THENCE NORTH 15°10'31" EAST, 40.00 FEET; THENCE SOUTH 35°01'37" EAST, 23.64 FEET; THENCE SOUTH 60°33'08" EAST, 26.17 FEET; THENCE SOUTH 54°34'42"

EAST, 30.40 FEET; THENCE SOUTH 26°40'07" EAST, 23.26 FEET; THENCE SOUTH 12°28'36" EAST, 40.89 FEET; THENCE SOUTH 77°02'31" WEST, 25.24 FEET; THENCE SOUTH 00°37'16" WEST, 50.15 FEET; THENCE NORTH 86°13'32" EAST, 275.60 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; 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 SOUTH 40°48'02" EAST, 1082.75 FEET; THENCE SOUTH 20°49'10" EAST, 0.64 FEET; THENCE SOUTH 10°37'38" EAST, 81.25 FEET; THENCE NORTH 80°41'13" EAST, 25.05 FEET; THENCE SOUTH 01°38'20" WEST, 16.08 FEET; THENCE SOUTH 47°41'17" WEST, 25.53 FEET; THENCE SOUTH 09°58'59" EAST, 19.79 FEET; THENCE SOUTH 04°40'16" WEST, A DISTANCE OF 47.25 FEET; THENCE SOUTH 08°51'58" EAST, 58.43 FEET; THENCE SOUTH 71°09'16" EAST, 29.21 FEET; THENCE SOUTH 05°53'40" EAST, 16.96 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; 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°57'54" WEST, 993.65 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°13'32" WEST, A DISTANCE OF 866.22 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; 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°09'16" WEST, 111.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 50°05'00" WEST, 11.55 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; 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°35'56" WEST, 53.51 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; 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°35'15" EAST, 126.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°17'22" EAST, 4.50 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; 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°22'14" EAST, 113.69 FEET; THENCE SOUTH 77°00'43" EAST, 48.54 FEET; THENCE NORTH 63°13'47" EAST, 42.76 FEET; THENCE SOUTH 27°26'46" WEST, 48.48 FEET; THENCE SOUTH 51°04'54" EAST, 23.47 FEET; THENCE SOUTH 87°26'01" EAST, 27.83 FEET; THENCE SOUTH 14°39'04" EAST, 66.22 FEET; THENCE SOUTH 31°00'19" WEST, 48.72 FEET; THENCE SOUTH 26°46'01" WEST, 49.21 FEET; THENCE SOUTH 42°24'41" WEST, 40.81 FEET; THENCE SOUTH 26°27'22" WEST, 49.11 FEET; THENCE SOUTH 14°29'49" WEST, 56.87 FEET; THENCE SOUTH 03°39'39" WEST, 61.10 FEET; THENCE

SOUTH 11°49'22" EAST, 42.39 FEET; THENCE SOUTH 42°27'43" EAST, 42.11 FEET; THENCE SOUTH 39°01'45" EAST, 51.67 FEET; THENCE SOUTH 43°23'29" EAST, 48.46 FEET; THENCE NORTH 41°50'00" EAST, 42.70 FEET; THENCE NORTH 37°26'22" EAST, 21.99 FEET; THENCE NORTH 11°59'39" EAST, 66.68 FEET; THENCE NORTH 37°25'24" EAST, 41.60 FEET; THENCE NORTH 39°35'49" EAST, 28.68 FEET; THENCE NORTH 46°37'19" EAST, 39.60 FEET; THENCE NORTH 52°44'51" EAST, 46.02 FEET; THENCE NORTH 61°13'29" EAST, 41.90 FEET; THENCE NORTH 58°57'26" EAST, 27.20 FEET; THENCE SOUTH 44°01'45" EAST, 39.52 FEET; THENCE SOUTH 43°21'12" EAST, 46.75 FEET; THENCE SOUTH 46°48'40" WEST, 40.80 FEET; THENCE SOUTH 49°18'27" WEST, 27.02 FEET; THENCE SOUTH 30°19'55" WEST, 18.99 FEET; THENCE SOUTH 26°35'05" EAST, 27.53 FEET; THENCE SOUTH 37°07'07" EAST, 42.42 FEET; THENCE NORTH 35°54'44" EAST, 36.95 FEET; THENCE NORTH 23°17'56" EAST, 115.28 FEET; THENCE NORTH 52°27'38" EAST, 36.53 FEET; THENCE NORTH 56°30'30" EAST, 36.18 FEET; THENCE NORTH 74°43'41" EAST, 22.59 FEET; THENCE NORTH 18°38'15" EAST, 23.89 FEET; THENCE NORTH 84°34'20" EAST, 53.30 FEET; THENCE SOUTH 84°45'12" EAST, 66.80 FEET; THENCE NORTH 59°49'20" EAST, 49.01 FEET; THENCE NORTH 18°21'03" EAST, 43.50 FEET; THENCE SOUTH 82°20'55" EAST, 33.24 FEET; THENCE SOUTH 74°04'30" EAST, 23.49 FEET; THENCE SOUTH 77°54'51" EAST, 18.57 FEET; THENCE SOUTH 67°08'37" EAST, 45.87 FEET; THENCE NORTH 78°33'37" EAST, 46.05 FEET; THENCE SOUTH 46°17'36" EAST, 23.62 FEET; THENCE SOUTH 80°51'10" EAST, 54.81 FEET; THENCE NORTH 82°38'49" EAST, 32.80 FEET; THENCE NORTH 76°17'27" EAST, 66.39 FEET; THENCE NORTH 76°12'22" EAST, 40.77 FEET; THENCE NORTH 55°49'21" EAST, 9.95 FEET; THENCE SOUTH 03°50'38" EAST, 50.72 FEET; THENCE SOUTH 50°52'04" EAST, 50.43 FEET; THENCE SOUTH 61°07'39" EAST, 57.27 FEET; THENCE SOUTH 59°05'59" EAST, 26.27 FEET; THENCE SOUTH 00°03'49" WEST, 79.34 FEET; THENCE SOUTH 17°58'24" WEST, 80.64 FEET; THENCE SOUTH 04°00'26" WEST, 35.92 FEET; THENCE SOUTH 26°10'12" WEST, 43.91 FEET; THENCE SOUTH 06°34'07" EAST, 41.45 FEET; THENCE SOUTH 14°07'56" EAST, 51.09 FEET; THENCE SOUTH 20°40'32" WEST, 64.64 FEET; THENCE SOUTH 32°13'59" WEST, 65.05 FEET; THENCE SOUTH 72°31'50" WEST, 37.56 FEET; THENCE SOUTH 34°12'14" WEST, 61.66 FEET; THENCE SOUTH 06°46'02" WEST, 27.55 FEET; THENCE SOUTH 00°55'28" EAST, 46.30 FEET; THENCE SOUTH 23°09'30" WEST, 72.24 FEET; THENCE SOUTH 60°34'26" WEST, 22.98 FEET; THENCE SOUTH 25°57'51" WEST, 11.23 FEET; THENCE SOUTH 08°09'11" EAST, 219.83 FEET; THENCE SOUTH 60°34'17" EAST, 31.17 FEET; THENCE SOUTH 08°20'43" EAST, 75.31 FEET; THENCE SOUTH 75°51'12" EAST, 44.38 FEET; THENCE SOUTH 45°43'51" EAST, 54.05 FEET; THENCE SOUTH 27°36'22" EAST, 41.25 FEET; THENCE SOUTH 43°10'33" EAST, 60.78 FEET; THENCE SOUTH 65°23'27" EAST, 50.65 FEET; THENCE SOUTH 11°50'27" EAST, 27.17 FEET; THENCE SOUTH 06°41'13" EAST, 35.08 FEET; THENCE SOUTH 12°47'51" EAST, 71.60 FEET; THENCE SOUTH 17°54'50" EAST, 67.51 FEET; THENCE SOUTH 22°18'06" WEST, 68.81 FEET; THENCE SOUTH 28°39'03" EAST, 76.31 FEET; THENCE SOUTH 16°55'01" WEST, 34.24 FEET; THENCE SOUTH 13°28'22" WEST, 63.36 FEET; THENCE SOUTH 45°56'33" WEST, 4.50 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; 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°35'39" WEST,

135.43 FEET; THENCE SOUTH 59°16'28" WEST, 52.62 FEET; THENCE SOUTH 30°06'44" WEST, 36.23 FEET; THENCE SOUTH 15°25'27" EAST, 24.09 FEET; THENCE NORTH 62°34'36" EAST, 44.15 FEET; THENCE SOUTH 09°39'08" WEST, 102.45 FEET; THENCE SOUTH 85°08'49" WEST, 72.38 FEET; THENCE SOUTH 86°28'25" WEST, 32.21 FEET; THENCE NORTH 39°57'04" WEST, 36.81 FEET; THENCE NORTH 65°49'22" WEST, 46.16 FEET; THENCE NORTH 85°45'29" WEST, 30.78 FEET; THENCE NORTH 78°15'26" WEST, 51.39 FEET; THENCE NORTH 26°11'55" WEST, 48.74 FEET; THENCE NORTH 51°41'11" EAST, 53.24 FEET; THENCE NORTH 35°41'31" EAST, 44.07 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; 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°02'48" WEST, 28.96 FEET; THENCE NORTH 36°54'40" WEST, 9.56 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; 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°24'03" WEST, 56.25 FEET; THENCE NORTH 78°37'02" WEST, 45.77 FEET; THENCE SOUTH 78°18'44" WEST, 78.11 FEET; THENCE NORTH 61°44'12" WEST, 19.59 FEET; THENCE SOUTH 07°14'11" WEST, 43.55 FEET; THENCE SOUTH 69°58'22" WEST, 38.43 FEET; THENCE NORTH 84°56'42" WEST, 73.71 FEET; THENCE NORTH 42°01'43" WEST, 35.93 FEET; THENCE SOUTH 69°12'37" WEST, 51.81 FEET; THENCE SOUTH 67°47'53" WEST, 32.75 FEET; THENCE SOUTH 48°10'50" WEST, 47.87 FEET; THENCE SOUTH 44°01'00" WEST, 71.32 FEET; THENCE SOUTH 41°20'59" WEST, 31.92 FEET; THENCE SOUTH 46°52'49" WEST, 50.82 FEET; THENCE SOUTH 59°51'34" WEST, 25.75 FEET; THENCE SOUTH 49°16'54" WEST, 48.49 FEET; THENCE SOUTH 55°57'02" WEST, 65.07 FEET; THENCE SOUTH 16°43'14" WEST, 44.03 FEET; THENCE SOUTH 05°35'57" WEST, 55.46 FEET; THENCE SOUTH 38°44'35" WEST, 59.93 FEET; THENCE SOUTH 27°19'06" WEST, 51.05 FEET; THENCE SOUTH 27°28'46" WEST, 42.53 FEET TO THE SOUTHERLY LINE OF SECTION 14; THENCE NORTH 89°33'57" EAST ALONG THE SOUTHERLY LINE OF SECTION 14, 1130.22 FEET; THENCE NORTH 38°52'20" EAST, 63.31 FEET; THENCE NORTH 44°49'01" EAST, 29.23 FEET; THENCE NORTH 72°40'16" EAST, 67.27 FEET; THENCE NORTH 31°52'40" EAST, 60.76 FEET; THENCE NORTH 47°23'05" EAST, 45.47 FEET; THENCE NORTH 27°58'36" EAST, 45.91 FEET; THENCE NORTH 16°34'20" EAST, 43.08 FEET; THENCE NORTH 24°57'47" WEST, 24.92 FEET; THENCE NORTH 11°25'25" WEST, 30.73 FEET; THENCE NORTH 58°01'14" WEST, 57.11 FEET; THENCE NORTH 20°48'00" WEST, 31.83 FEET; THENCE NORTH 25°19'19" WEST, 17.52 FEET; THENCE NORTH 27°28'18" EAST, 43.75 FEET; THENCE NORTH 29°38'24" EAST, 32.08 FEET; THENCE NORTH 38°42'20" EAST, 55.49 FEET; THENCE NORTH 29°30'32" EAST, 50.21 FEET; THENCE NORTH 31°17'19" EAST, 51.79 FEET; THENCE NORTH 16°13'46" EAST, 73.70 FEET; THENCE NORTH 36°14'59" EAST, 60.35 FEET; THENCE NORTH 10°42'59" WEST, 46.27 FEET; THENCE NORTH 24°30'16" EAST, 51.08 FEET; THENCE NORTH 31°31'17" EAST, 52.49 FEET; THENCE NORTH 24°27'12" EAST, 57.13 FEET; THENCE NORTH 09°17'16" EAST, 43.91 FEET; THENCE NORTH 35°50'56" EAST, 65.53 FEET; THENCE NORTH 37°49'46" EAST, 56.93 FEET; THENCE NORTH 35°51'39" EAST, 65.21 FEET; THENCE NORTH 25°25'00" EAST, 67.87 FEET; THENCE NORTH 20°43'13" EAST, 56.18 FEET; THENCE NORTH

20°57'34" EAST, 43.73 FEET; THENCE NORTH 18°56'29" EAST, 84.00 FEET; THENCE NORTH 04°21'18" EAST, 56.75 FEET; THENCE NORTH 00°50'31" EAST, 55.67 FEET; THENCE NORTH 10°18'42" WEST, 96.88 FEET; THENCE NORTH 32°02'28" WEST, 44.24 FEET; THENCE NORTH 16°26'19" WEST, 52.99 FEET; THENCE NORTH 81°56'46" WEST, 28.51 FEET; THENCE SOUTH 47°17'31" WEST, 18.92 FEET; THENCE NORTH 19°27'13" WEST, 65.20 FEET; THENCE NORTH 06°16'44" WEST, 65.64 FEET; THENCE NORTH 16°19'52" EAST, 41.76 FEET; THENCE NORTH 13°34'44" EAST, 67.74 FEET; THENCE NORTH 73°59'20" EAST, 42.49 FEET; THENCE NORTH 71°20'10" EAST, 24.86 FEET; THENCE NORTH 11°39'48" EAST, 38.46 FEET; THENCE NORTH 27°08'14" EAST, 29.69 FEET; THENCE NORTH 59°10'02" EAST, 66.97 FEET; THENCE NORTH 42°10'40" EAST, 37.90 FEET; THENCE NORTH 25°49'19" EAST, 63.54 FEET; THENCE NORTH 54°00'30" EAST, 76.36 FEET; THENCE NORTH 54°28'53" EAST, 58.75 FEET; THENCE NORTH 58°54'45" EAST, 63.95 FEET; THENCE NORTH 67°08'02" EAST, 61.51 FEET; THENCE NORTH 63°47'19" EAST, 47.37 FEET; THENCE NORTH 16°05'47" WEST, 52.45 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; 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°14'37" WEST, 85.91 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; 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°24'34" WEST, 24.49 FEET; THENCE SOUTH 84°45'13" EAST, 123.11 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; 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°30'37" EAST, 65.27 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; 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°12'27" EAST, 54.79 FEET; THENCE SOUTH 15°25'27" EAST, 9.06 FEET; THENCE SOUTH 16°05'47" EAST, 11.06 FEET; THENCE NORTH 79°00'30" EAST, 9.82 FEET; THENCE NORTH 22°05'15" EAST, 4.95 FEET; THENCE NORTH 38°33'48" EAST, 22.76 FEET; THENCE SOUTH 69°14'40" EAST, 41.30 FEET; THENCE NORTH 36°54'33" EAST, 32.11 FEET; THENCE NORTH 36°54'33" EAST, 10.08 FEET; THENCE SOUTH 74°16'50" EAST, 63.77 FEET; THENCE NORTH 63°07'36" EAST, 39.30 FEET; THENCE SOUTH 85°46'42" EAST, 70.32 FEET; THENCE NORTH 88°29'35" EAST, 59.24 FEET; THENCE SOUTH 73°10'56" EAST, 38.89 FEET; THENCE SOUTH 51°37'55" EAST, 42.97 FEET; THENCE SOUTH 49°09'17" EAST, 42.27 FEET; THENCE SOUTH 55°48'05" EAST, 37.32 FEET; THENCE SOUTH 48°21'48" EAST, 53.12 FEET; THENCE SOUTH 30°59'06" EAST, 14.17 FEET; THENCE SOUTH 30°59'06" EAST, 33.48 FEET; THENCE SOUTH 42°11'29" EAST, 55.26 FEET; THENCE SOUTH 38°14'08" EAST, 45.52 FEET; THENCE SOUTH 61°55'29" EAST, 45.96 FEET; THENCE SOUTH 61°55'29" EAST, 6.34 FEET; THENCE SOUTH 81°37'54" EAST, 45.38 FEET; THENCE SOUTH 14°57'13" EAST, 45.09

FEET; THENCE SOUTH 61°46'14" EAST, 51.00 FEET; THENCE SOUTH 80°16'21" EAST, 67.20 FEET; THENCE SOUTH 03°38'29" WEST, 40.24 FEET; THENCE SOUTH 69°18'10" EAST, 30.62 FEET; THENCE SOUTH 53°03'52" EAST, 79.78 FEET; THENCE SOUTH 81°23'48" EAST, 34.53 FEET; THENCE SOUTH 84°33'05" EAST, 37.16 FEET; THENCE SOUTH 66°22'32" EAST, 55.47 FEET; THENCE SOUTH 41°22'04" EAST, 42.68 FEET; THENCE SOUTH 45°03'34" EAST, 51.19 FEET; THENCE SOUTH 66°17'21" EAST, 40.33 FEET; THENCE SOUTH 82°51'42" EAST, 34.58 FEET; THENCE SOUTH 72°23'02" EAST, 54.68 FEET; THENCE SOUTH 69°02'07" EAST, 49.58 FEET; THENCE SOUTH 38°09'54" EAST, 61.47 FEET; THENCE SOUTH 72°46'04" EAST, 63.33 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 163.71 FEET, AN ARC DISTANCE OF 60.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°27'26" EAST, 60.61 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; 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°33'18" EAST, 138.25 FEET; THENCE NORTH 42°33'03" WEST, 14.67 FEET; THENCE NORTH 53°34'16" WEST, 69.31 FEET; THENCE NORTH 01°52'18" WEST, 26.55 FEET; THENCE NORTH 65°07'30" EAST, 21.80 FEET; THENCE NORTH 32°22'06" EAST, 24.94 FEET; THENCE SOUTH 82°26'27" EAST, 41.28 FEET; THENCE NORTH 87°39'31" EAST, 41.61 FEET; THENCE SOUTH 65°25'23" EAST, 36.82 FEET; THENCE NORTH 65°34'44" EAST, 43.74 FEET; THENCE NORTH 52°32'47" EAST, 54.74 FEET; THENCE NORTH 00°14'56" WEST, 64.46 FEET; THENCE NORTH 72°30'27" EAST, 26.69 FEET; THENCE SOUTH 01°33'55" WEST, 72.47 FEET; THENCE SOUTH 36°58'36" EAST, 42.78 FEET; THENCE SOUTH 10°31'06" WEST, 25.58 FEET; THENCE SOUTH 84°31'21" EAST, 1.08 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; 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°59'28" EAST, 86.39 FEET; THENCE SOUTH 73°26'55" EAST, 17.32 FEET; THENCE SOUTH 69°39'18" EAST, 25.34 FEET; THENCE SOUTH 36°22'40" EAST, 30.55 FEET; THENCE NORTH 87°50'30" EAST, 49.25 FEET; THENCE SOUTH 24°42'36" EAST, 50.10 FEET; THENCE SOUTH 17°29'47" EAST, 53.31 FEET; THENCE SOUTH 68°19'24" WEST, 56.50 FEET; THENCE SOUTH 59°58'07" WEST, 42.09 FEET; THENCE SOUTH 45°52'05" WEST, 37.28 FEET; THENCE SOUTH 89°46'12" EAST, 79.52 FEET; THENCE SOUTH 88°52'34" EAST, 39.46 FEET; THENCE SOUTH 15°58'11" EAST, 36.37 FEET; THENCE SOUTH 01°07'14" EAST, 57.89 FEET; THENCE SOUTH 35°50'16" WEST, 41.38 FEET; THENCE NORTH 79°09'49" WEST, 70.98 FEET; THENCE NORTH 65°15'55" WEST, 50.14 FEET; THENCE NORTH 62°13'06" WEST, 28.14 FEET; THENCE NORTH 49°20'15" WEST, 11.87 FEET; THENCE SOUTH 44°56'46" WEST, 3.24 FEET; THENCE SOUTH 23°47'58" WEST, 2.95 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; 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°19'48" WEST, 254.20 FEET; THENCE SOUTH 31°44'46"

EAST, 47.17 FEET; THENCE SOUTH 14°26'26" WEST, 63.82 FEET; THENCE SOUTH 16°25'57" EAST, 60.80 FEET; THENCE SOUTH 51°39'28" EAST, 68.50 FEET; THENCE SOUTH 01°40'05" WEST, 66.54 FEET; THENCE SOUTH 35°46'56" EAST, 22.96 FEET; THENCE SOUTH 37°46'30" WEST, 34.45 FEET; THENCE SOUTH 34°58'54" WEST, 15.38 FEET; THENCE SOUTH 34°45'23" WEST, 9.50 FEET; THENCE SOUTH 57°41'39" EAST, 33.74 FEET; THENCE SOUTH 30°41'54" WEST, 98.98 FEET; THENCE SOUTH 64°13'04" EAST, 18.04 FEET; THENCE SOUTH 66°51'19" EAST, 17.40 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 105.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°58'50" EAST, 104.90 FEET; THENCE NORTH 06°14'57" EAST, 110.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AN ARC DISTANCE OF 275.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°29'40" EAST, 263.88 FEET; THENCE NORTH 07°23'47" EAST, 17.48 FEET; THENCE NORTH 39°50'33" EAST, 47.17 FEET; THENCE NORTH 00°48'10" WEST, 14.70 FEET; THENCE NORTH 40°05'10" WEST, 30.64 FEET; THENCE SOUTH 88°56'46" WEST, 27.13 FEET; THENCE NORTH 57°48'27" WEST, 29.57 FEET; THENCE NORTH 17°34'48" EAST, 37.52 FEET; THENCE NORTH 13°52'07" EAST, 55.55 FEET; THENCE NORTH 59°56'06" EAST, 16.61 FEET; THENCE NORTH 01°30'46" EAST, 64.31 FEET; THENCE NORTH 09°22'30" WEST, 96.98 FEET; THENCE NORTH 01°53'34" EAST, 67.76 FEET; THENCE NORTH 08°15'11" WEST, 61.43 FEET; THENCE NORTH 23°45'27" EAST, 31.72 FEET; THENCE NORTH 37°39'48" EAST, 49.28 FEET; THENCE NORTH 14°13'43" WEST, 39.90 FEET; THENCE NORTH 01°12'40" EAST, 31.46 FEET; THENCE NORTH 67°07'05" EAST, 42.81 FEET; THENCE NORTH 00°55'22" WEST, 116.78 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; 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°12'30" EAST, 271.93 FEET; THENCE NORTH 10°35'09" WEST, 23.41 FEET; THENCE NORTH 37°47'21" WEST, 131.34 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; 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°22'22" WEST, 51.82 FEET; THENCE NORTH 07°01'36" EAST, 76.85 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; 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°06'51" WEST, 6.67 FEET; THENCE NORTH 25°15'19" WEST, 49.28 FEET; THENCE NORTH 88°31'52" EAST, 252.15 FEET; THENCE SOUTH 87°42'34" EAST, 125.74 FEET TO THE EASTERLY LINE OF SECTION 14; THENCE NORTH 01°04'11" WEST, ALONG SAID EASTERLY LINE OF SECTION 14, A DISTANCE OF 2817.18 FEET TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF FLORIDA EAST COAST

RAILROAD (A VARIABLE WIDTH RIGHT OF WAY PER F.E.C. RAILWAY CO. RIGHT OF WAY AND TRACK MAP DATED DECEMBER 31, 1927); THENCE NORTH 41°02'31" WEST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD, 253.73 FEET; THENCE SOUTH 89°28'59" WEST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD, 36.95 FEET; THENCE NORTH 41°00'02" WEST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD, 2283.78 FEET TO THE SOUTHERLY EXISTING 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 ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG THE LAST SAID THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, RUN THE FOLLOWING FOUR (5) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 393.31 FEET, AN ARC DISTANCE OF 394.38 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°34'04" WEST, 378.07 FEET, TO A POINT OF TANGENCY; COURSE NO. 2: NORTH 68°42'23" WEST, 1737.76 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1029.93 FEET, AN ARC DISTANCE OF 277.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°58'35" WEST, 277.06 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; COURSE NO. 4 NORTH 53°14'48" WEST, 2487.56 FEET, TO SAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 RE-ALIGNMENT; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 83°55'11" WEST, 194.61 FEET; COURSE NO. 2: SOUTH 53°55'08" WEST, 250.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 629.01 ACRES, MORE OR LESS.

PARCEL NO. 2

A PORTION 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°33'51" 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°33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 3689.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°33'57" EAST, 701.82 FEET; THENCE NORTH 52°31'43" EAST, 16.14 FEET; THENCE NORTH 48°29'24" EAST, 52.45 FEET; THENCE NORTH 07°12'10" EAST, 27.89 FEET; THENCE NORTH 28°43'22" WEST,

30.25 FEET; THENCE NORTH 09°36'38" WEST, 36.42 FEET; THENCE NORTH 04°29'31" EAST, 47.78 FEET; THENCE NORTH 40°49'25" EAST, 39.75 FEET; THENCE NORTH 32°20'46" EAST, 55.71 FEET; THENCE NORTH 09°05'34" EAST, 16.49 FEET; THENCE NORTH 36°55'42" EAST, 30.92 FEET; THENCE NORTH 74°01'00" EAST, 26.05 FEET; THENCE SOUTH 87°01'18" EAST, 2.27 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; 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 SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°21'41" EAST, 136.38 FEET; THENCE NORTH 11°44'18" EAST, 53.88 FEET; THENCE NORTH 55°00'43" WEST, 28.88 FEET; THENCE NORTH 75°57'17" WEST, 23.16 FEET; THENCE NORTH 24°01'13" EAST, 50.44 FEET; THENCE NORTH 37°10'28" WEST, 25.85 FEET; THENCE NORTH 15°21'16" WEST, 50.10 FEET; THENCE NORTH 13°49'06" EAST, 59.85 FEET; THENCE NORTH 44°31'38" EAST, 37.37 FEET; THENCE NORTH 21°32'55" WEST, 45.31 FEET; THENCE NORTH 27°15'55" WEST, 26.02 FEET; THENCE SOUTH 83°17'54" WEST, 26.71 FEET; THENCE NORTH 79°55'45" WEST, 47.06 FEET; THENCE NORTH 45°42'49" WEST, 24.58 FEET; THENCE NORTH 17°46'11" EAST, 18.53 FEET; THENCE NORTH 72°13'49" WEST, 1.81 FEET; THENCE NORTH 62°56'00" WEST, 5.04 FEET; THENCE NORTH 62°29'03" WEST, 1.48 FEET; THENCE NORTH 61°29'02" WEST, 13.04 FEET; THENCE NORTH 59°41'40" WEST, 12.92 FEET; THENCE NORTH 58°05'39" WEST, 10.29 FEET; THENCE NORTH 13°39'22" EAST, 2.51 FEET; THENCE SOUTH 65°10'27" WEST, 24.05 FEET; THENCE SOUTH 29°37'13" EAST, 27.39 FEET; THENCE SOUTH 12°18'32" WEST, 29.70 FEET; THENCE NORTH 71°34'43" WEST, 24.03 FEET; THENCE NORTH 00°43'28" EAST, 64.29 FEET; THENCE SOUTH 45°52'16" WEST, 34.23 FEET; THENCE SOUTH 43°13'52" WEST, 50.03 FEET; THENCE SOUTH 66°52'17" WEST, 35.04 FEET; THENCE SOUTH 84°25'24" WEST, 52.28 FEET; THENCE NORTH 69°34'18" WEST, 25.65 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; 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°37'43" EAST, 96.70 FEET; THENCE NORTH 61°20'07" EAST, 20.80 FEET; THENCE SOUTH 20°24'39" EAST, 46.89 FEET; THENCE SOUTH 62°48'20" EAST, 44.79 FEET; THENCE SOUTH 71°16'16" EAST, 36.11 FEET; THENCE SOUTH 53°39'57" EAST, 52.35 FEET; THENCE SOUTH 15°38'11" EAST, 27.11 FEET; THENCE SOUTH 46°09'31" EAST, 18.32 FEET; THENCE SOUTH 04°14'13" EAST, 37.37 FEET; THENCE SOUTH 30°14'14" WEST, 19.95 FEET; THENCE NORTH 46°45'14" WEST, 43.18 FEET; THENCE SOUTH 18°57'47" WEST, 3.54 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; 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°28'19" WEST, 72.06 FEET; THENCE SOUTH 25°34'01" EAST, 9.18 FEET; THENCE SOUTH 81°25'46" EAST, 34.58 FEET; THENCE SOUTH 13°32'35" WEST, 113.26 FEET; THENCE SOUTH 25°16'07" WEST, 43.75 FEET; THENCE NORTH 59°19'06" WEST, 52.27 FEET; THENCE NORTH 68°44'34" WEST, 43.03 FEET; THENCE SOUTH 82°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°01'54" WEST, 172.14 FEET; THENCE SOUTH 67°45'29" WEST, 52.13 FEET; THENCE NORTH 43°43'04" WEST, 40.32 FEET; THENCE NORTH 47°03'45" WEST, 56.01 FEET; THENCE NORTH 18°14'57" WEST, 24.66 FEET; THENCE NORTH 34°51'24" EAST, 61.26 FEET; THENCE NORTH 06°45'17" WEST, 36.87 FEET; THENCE NORTH 35°53'18" EAST, 43.77 FEET; THENCE NORTH 42°35'02" WEST, 58.19 FEET; THENCE NORTH 49°17'37" EAST, 36.60 FEET; THENCE NORTH 26°39'46" WEST, 48.82 FEET; THENCE NORTH 51°23'03" WEST, 54.62 FEET; THENCE NORTH 10°32'40" EAST, 33.21 FEET; THENCE NORTH 75°20'57" WEST, 68.57 FEET; THENCE NORTH 57°13'43" WEST, 56.54 FEET; THENCE SOUTH 54°38'07" WEST, 47.24 FEET; THENCE SOUTH 28°58'06" WEST, 42.13 FEET; THENCE SOUTH 16°31'41" WEST, 60.26 FEET; THENCE SOUTH 07°46'28" EAST, 64.09 FEET; THENCE SOUTH 04°40'52" EAST, 65.92 FEET; THENCE SOUTH 13°37'25" EAST, 58.32 FEET; THENCE SOUTH 39°56'16" EAST, 41.18 FEET; THENCE SOUTH 24°54'18" WEST, 33.11 FEET; THENCE NORTH 85°19'22" WEST, 46.90 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; 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°53'04" WEST, 205.88 FEET; THENCE SOUTH 63°05'04" EAST, 39.17 FEET; THENCE SOUTH 03°10'49" EAST, 52.15 FEET; THENCE SOUTH 53°25'01" WEST, 33.32 FEET; THENCE SOUTH 24°10'20" WEST, 41.54 FEET; THENCE SOUTH 19°32'13" EAST, 45.55 FEET; THENCE SOUTH 16°30'55" WEST, 23.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 9.17 ACRES, MORE OR LESS.

PARCEL NO. 3

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

BEGIN AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°33'51" EAST, ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 5368.24 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; 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°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF AN ARC OF A CURVE LEADING NORTHWESTERLY; 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°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE A CURVE LEADING

NORTHERLY; 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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE ; THENCE NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; 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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°55'36" EAST, 152.87 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; 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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'24" WEST, 228.05 FEET THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; 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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 113.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 241.45 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 10°40'16" WEST, 233.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°17'22" WEST, 4.50 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; 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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 23°21'29" WEST, 125.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; 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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 27°35'05" WEST, 106.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 44°44'34" WEST, 9.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; 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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'31" WEST, 49.79 FEET, TO THE POINT TANGENCY OF SAID CURVE; THENCE SOUTH 86°13'32" WEST, 445.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; 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°27'20" WEST, 791.71 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; 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°23'35" WEST, 109.14 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; 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°12'09" WEST, 645.53 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; 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°50'01" WEST, 35.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75°05'20" WEST, 27.24 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; 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°55'12" EAST, 265.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE ; THENCE SOUTH 31°29'53" EAST, 54.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; 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°59'19" WEST, 814.71 FEET; THENCE NORTH 45°27'07" WEST, 233.34 FEET; THENCE NORTH 46°17'58" WEST, 120.80 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; 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°34'29" WEST, 205.96 FEET; THENCE NORTH 39°19'39" WEST, 329.70 FEET; THENCE SOUTH 83°51'34" WEST, 387.29 FEET; THENCE SOUTH 86°14'23" WEST, 408.03 FEET; THENCE SOUTH 65°37'58" WEST, 188.43 FEET; THENCE SOUTH 49°33'27" WEST, 248.40 FEET; THENCE SOUTH 39°39'14" WEST, 105.76 FEET; THENCE SOUTH 54°43'14" WEST, 78.70 FEET; THENCE SOUTH 62°26'43" WEST, 111.37 FEET; THENCE SOUTH 73°37'25" WEST, 74.92 FEET; THENCE SOUTH 79°47'55" WEST, 56.91 FEET; THENCE SOUTH 67°41'18" WEST, 169.66 FEET; THENCE SOUTH 54°15'34" WEST, 104.21 FEET; THENCE SOUTH 54°03'15" WEST, 196.28 FEET; THENCE SOUTH 66°18'47" WEST, 186.72 FEET; THENCE SOUTH 22°19'09" WEST, 59.84 FEET; THENCE SOUTH 66°22'14" WEST, 12.52 FEET; THENCE SOUTH 73°36'38" WEST, 17.72 FEET; THENCE SOUTH 78°41'24" WEST, 35.69 FEET; THENCE SOUTH 78°21'59" WEST, 34.71 FEET; THENCE NORTH 86°43'04" WEST, 43.30 FEET; THENCE NORTH 74°31'42" WEST, 72.88 FEET; THENCE SOUTH 85°59'22" WEST, 36.43 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND 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°23'02" WEST, 8.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 56°46'43" WEST, 171.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; 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°09'52" WEST, 84.01 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°06'27" WEST, 322.22 FEET; THENCE NORTH 13°52'52" WEST, 65.90 FEET; THENCE SOUTH 78°58'15" EAST, 22.00 FEET; THENCE NORTH 27°44'20" EAST, 58.44 FEET; THENCE SOUTH 20°23'31" EAST, 20.83 FEET; THENCE NORTH 71°44'41" EAST, 44.14 FEET; THENCE NORTH 01°26'06" EAST, 76.10 FEET; THENCE NORTH 46°58'17" EAST, 19.53 FEET; THENCE SOUTH 85°10'34" EAST, 51.97 FEET; THENCE SOUTH 40°31'09" EAST, 120.38 FEET; THENCE SOUTH 88°12'49" EAST, 41.67 FEET; THENCE NORTH 01°11'31" EAST, 32.93 FEET; THENCE SOUTH 70°21'28" EAST, 67.44 FEET; THENCE NORTH 12°53'57" WEST, 55.53 FEET; THENCE NORTH 42°18'15" WEST, 33.18 FEET; THENCE NORTH 02°46'44" EAST, 46.51 FEET; THENCE NORTH 65°04'58" EAST, 34.17 FEET; THENCE NORTH 40°02'45" WEST, 21.95 FEET; THENCE NORTH 54°11'39" WEST, 56.16 FEET; THENCE NORTH 77°05'52" EAST, 43.82 FEET; THENCE NORTH 68°19'57" EAST, 46.77 FEET; THENCE SOUTH 09°00'32" WEST, 22.92 FEET; THENCE SOUTH 80°02'32" EAST, 30.23 FEET; THENCE NORTH 87°58'05" EAST, 16.39 FEET; THENCE SOUTH 82°05'06" EAST, 77.08 FEET; THENCE NORTH 68°10'32" EAST, 30.53 FEET; THENCE NORTH 03°18'41" WEST, 63.31 FEET; THENCE NORTH 23°17'03" WEST, 12.48 FEET; THENCE NORTH 21°29'26" WEST, 41.76 FEET; THENCE NORTH 08°47'51" EAST, 43.24 FEET; THENCE NORTH 51°29'28" EAST, 55.02 FEET; THENCE SOUTH 19°06'01" EAST, 130.99 FEET; THENCE SOUTH 66°12'14" EAST, 8.36 FEET; THENCE NORTH 48°55'27" EAST, 66.34 FEET; THENCE SOUTH 00°43'09" EAST, 73.18 FEET; THENCE NORTH 71°57'09" EAST, 39.67 FEET; THENCE SOUTH 43°39'28" EAST, 64.51 FEET; THENCE NORTH 61°28'09" EAST, 231.33 FEET; THENCE NORTH 10°37'03" EAST, 19.09 FEET; THENCE NORTH 38°16'52" EAST, 68.58 FEET; THENCE SOUTH 52°38'35" EAST, 44.61 FEET; THENCE NORTH 81°49'12" EAST, 71.82 FEET; THENCE NORTH 30°02'37" EAST, 39.63 FEET; THENCE SOUTH 38°22'28" EAST, 32.31 FEET; THENCE NORTH 62°31'08" EAST, 31.21 FEET; THENCE NORTH 52°46'07" EAST, 37.85 FEET; THENCE NORTH 42°40'47" EAST, 58.44 FEET; THENCE NORTH 31°18'01" EAST, 2.29 FEET; THENCE NORTH 36°52'29" WEST, 13.68 FEET; THENCE NORTH 10°26'01" WEST, 49.40 FEET; THENCE SOUTH 78°37'22" WEST, 36.17 FEET; THENCE NORTH 34°41'19" WEST, 39.20 FEET; THENCE NORTH 56°38'50" EAST, 114.33 FEET; THENCE NORTH 24°33'48" EAST, 23.44 FEET; THENCE NORTH 33°41'01" EAST, 50.78 FEET; THENCE NORTH 89°06'13" EAST, 17.71 FEET; THENCE NORTH 20°38'28" EAST, 54.87 FEET; THENCE SOUTH 48°45'54" EAST, 29.25 FEET; THENCE SOUTH 89°35'17" EAST, 40.20 FEET; THENCE SOUTH 79°26'57" EAST, 38.98 FEET; THENCE SOUTH 65°57'38" EAST, 18.57 FEET; THENCE NORTH 80°19'59" EAST, 24.51 FEET; THENCE NORTH 77°12'08" EAST, 16.18 FEET; THENCE NORTH 43°40'37" EAST, 30.19 FEET; THENCE NORTH 65°26'29" EAST, 79.49 FEET; THENCE NORTH 50°06'33" EAST, 56.74 FEET; THENCE NORTH 76°21'13" EAST, 64.03 FEET; THENCE NORTH 73°13'29" EAST, 40.58 FEET; THENCE NORTH 89°31'59" EAST, 57.04 FEET;

THENCE SOUTH 69°06'20" EAST, 23.03 FEET; THENCE NORTH 78°35'24" EAST, 60.35 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; 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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 32°42'03" EAST, 382.64 FEET; THENCE NORTH 52°31'34" EAST, 11.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; 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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 24°37'52" EAST, 177.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°15'50" WEST, 19.37 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; 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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 56°05'59" WEST, 87.23 FEET; THENCE SOUTH 71°47'44" WEST, 40.17 FEET; THENCE SOUTH 76°34'46" WEST, 139.62 FEET; THENCE SOUTH 16°15'16" WEST, 34.42 FEET; THENCE SOUTH 20°39'17" EAST, 35.77 FEET; THENCE SOUTH 58°11'32" EAST, 52.50 FEET; THENCE NORTH 88°31'42" WEST, 25.66 FEET; THENCE SOUTH 77°50'21" WEST, 57.93 FEET; THENCE SOUTH 79°06'30" WEST, 38.09 FEET; THENCE SOUTH 55°27'06" WEST, 51.87 FEET; THENCE SOUTH 57°00'00" WEST, 25.49 FEET; THENCE NORTH 50°34'14" WEST, 64.88 FEET; THENCE NORTH 18°35'54" WEST, 31.15 FEET; THENCE NORTH 48°28'12" WEST, 39.64 FEET; THENCE NORTH 77°37'22" WEST, 35.85 FEET; THENCE NORTH 64°58'26" WEST, 24.49 FEET; THENCE SOUTH 59°38'28" WEST, 25.33 FEET; THENCE SOUTH 34°45'41" WEST, 90.42 FEET; THENCE NORTH 30°30'58" WEST, 91.85 FEET; THENCE NORTH 39°37'55" WEST, 63.52 FEET; THENCE NORTH 31°29'44" EAST, 56.36 FEET; THENCE NORTH 89°52'17" WEST, 14.25 FEET; THENCE NORTH 07°24'57" WEST, 100.26 FEET; THENCE NORTH 57°32'02" EAST, 56.24 FEET; THENCE NORTH 27°28'53" WEST, 61.96 FEET; THENCE NORTH 28°56'49" WEST, 34.43 FEET; THENCE NORTH 15°14'26" WEST, 42.08 FEET; THENCE NORTH 20°07'02" WEST, 20.70 FEET; THENCE NORTH 58°36'49" EAST, 68.46 FEET; THENCE NORTH 41°04'16" EAST, 27.35 FEET; THENCE SOUTH 88°23'49" EAST, 27.56 FEET; THENCE NORTH 55°02'43" EAST, 48.78 FEET; THENCE NORTH 29°14'06" EAST, 20.66 FEET; THENCE SOUTH 55°54'06" EAST, 37.52 FEET; THENCE SOUTH 87°16'01" EAST, 46.37 FEET; THENCE SOUTH 64°49'42" EAST, 35.09 FEET; THENCE NORTH 47°09'42" EAST, 18.26 FEET; THENCE SOUTH 73°18'28" EAST, 33.18 FEET; THENCE SOUTH 74°45'39" EAST, 61.27 FEET; THENCE SOUTH 52°02'53" EAST, 32.92 FEET; THENCE SOUTH 32°51'37" EAST, 34.47 FEET; THENCE SOUTH 44°24'47" EAST, 8.66 FEET; THENCE NORTH 74°25'44" EAST, 117.00 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 195.36 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 86°34'47" EAST, 193.16 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; 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°38'50" EAST, 63.40 FEET; THENCE NORTH 01°27'21" WEST, 60.75 FEET; THENCE NORTH 75°39'27" EAST, 18.58 FEET; THENCE NORTH 22°56'59" EAST, 54.37 FEET; THENCE NORTH 59°52'48" EAST, 29.24 FEET; THENCE SOUTH 63°48'09" EAST, 42.32 FEET; THENCE SOUTH 40°06'43" EAST, 33.75 FEET; THENCE SOUTH 80°06'21" EAST, 16.55 FEET; THENCE NORTH 42°55'39" EAST, 25.67 FEET; THENCE SOUTH 33°02'54" EAST, 60.16 FEET; THENCE SOUTH 08°27'00" EAST, 35.99 FEET; THENCE SOUTH 04°20'20" WEST, 111.15 FEET; THENCE SOUTH 57°53'04" EAST, 13.66 FEET; THENCE NORTH 58°36'14" EAST, 23.36 FEET; THENCE SOUTH 79°28'56" EAST, 12.17 FEET; THENCE SOUTH 83°05'29" EAST, 74.64 FEET; THENCE SOUTH 57°43'38" WEST, 26.32 FEET; THENCE SOUTH 10°15'06" WEST, 48.83 FEET; THENCE SOUTH 38°24'56" EAST, 31.23 FEET; THENCE SOUTH 39°44'54" EAST, 59.61 FEET; THENCE NORTH 60°50'34" WEST, 51.64 FEET; THENCE NORTH 54°31'49" WEST, 71.55 FEET; THENCE SOUTH 81°39'34" WEST, 24.38 FEET; THENCE SOUTH 61°54'36" WEST, 7.74 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; 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°37'09" EAST, 158.69 FEET; THENCE SOUTH 03°15'50" EAST, 19.93 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERY; 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°37'52" WEST, 477.21 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°31'34" WEST, 11.69 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; 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°46'37" WEST, 66.65 FEET; THENCE SOUTH 11°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°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°44'25" EAST, 69.92 FEET; THENCE SOUTH 82°02'39" EAST, 29.19 FEET; THENCE NORTH 16°22'12" EAST, 18.25 FEET; THENCE NORTH 54°19'42" EAST, 19.33 FEET; THENCE NORTH 81°51'49" EAST, 40.64 FEET; THENCE NORTH 81°32'54" EAST, 49.08 FEET; THENCE NORTH 13°42'40" EAST, 22.56 FEET; THENCE NORTH 68°04'07" EAST, 30.12 FEET; THENCE NORTH 23°09'23" EAST, 69.93 FEET; THENCE NORTH 60°58'32" WEST, 39.27 FEET; THENCE NORTH 19°38'11" EAST, 58.01 FEET; THENCE NORTH 13°11'20" EAST, 6.41 FEET; THENCE NORTH 09°04'33" EAST, 75.48 FEET; THENCE NORTH 16°10'56" WEST, 35.58 FEET; THENCE NORTH 25°49'21" EAST, 51.72 FEET; THENCE NORTH 20°02'12" EAST, 64.13 FEET; THENCE SOUTH 37°30'46" EAST, 30.33 FEET; THENCE NORTH 50°43'13" EAST, 34.76 FEET; THENCE NORTH 76°17'01" EAST, 96.34 FEET;

THENCE NORTH 81°07'12" EAST, 75.69 FEET; THENCE NORTH 51°41'54" WEST, 42.94 FEET; THENCE NORTH 50°29'08" EAST, 72.77 FEET; THENCE NORTH 00°52'21" WEST, 56.08 FEET; THENCE NORTH 24°30'14" WEST, 50.64 FEET; THENCE NORTH 35°18'43" WEST, 36.07 FEET; THENCE NORTH 03°38'17" EAST, 29.47 FEET; THENCE NORTH 13°07'23" WEST, 35.35 FEET; THENCE NORTH 53°21'24" WEST, 27.21 FEET; THENCE SOUTH 57°35'51" WEST, 72.29 FEET; THENCE NORTH 05°43'37" WEST, 110.38 FEET; THENCE NORTH 17°20'48" WEST, 39.69 FEET; THENCE NORTH 82°28'23" WEST, 20.92 FEET; THENCE NORTH 06°24'08" EAST, 22.59 FEET; THENCE NORTH 54°34'37" WEST, 38.08 FEET; THENCE NORTH 27°07'19" WEST, 23.05 FEET; THENCE NORTH 38°58'06" EAST, 31.31 FEET; THENCE NORTH 56°27'16" EAST, 21.88 FEET; THENCE NORTH 46°17'20" EAST, 45.90 FEET; THENCE NORTH 83°30'21" EAST, 26.42 FEET; THENCE SOUTH 61°06'15" EAST, 28.05 FEET; THENCE NORTH 74°12'36" EAST, 23.65 FEET; THENCE SOUTH 84°02'56" EAST, 24.59 FEET; THENCE NORTH 55°00'05" EAST, 59.28 FEET; THENCE NORTH 14°26'38" EAST, 335.62 FEET; THENCE NORTH 11°01'51" WEST, 23.95 FEET; THENCE NORTH 14°17'53" WEST, 25.78 FEET; THENCE NORTH 20°37'57" WEST, 21.24 FEET; THENCE NORTH 15°19'10" WEST, 27.87 FEET; THENCE NORTH 18°41'17" WEST, 57.20 FEET; THENCE NORTH 12°39'03" WEST, 165.25 FEET; THENCE NORTH 87°13'49" WEST, 21.97 FEET; THENCE SOUTH 52°16'01" WEST, 40.52 FEET; THENCE SOUTH 74°46'15" WEST, 23.14 FEET; THENCE NORTH 66°33'31" WEST, 18.65 FEET; THENCE NORTH 39°05'04" WEST, 22.08 FEET; THENCE NORTH 54°25'29" WEST, 27.26 FEET; THENCE NORTH 06°49'20" EAST, 43.24 FEET; THENCE NORTH 02°10'59" WEST, 66.84 FEET; THENCE NORTH 44°42'03" EAST, 41.82 FEET; THENCE SOUTH 80°03'44" EAST, 30.92 FEET; THENCE NORTH 66°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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 19°54'03" EAST, 52.90 FEET; THENCE NORTH 21°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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 62°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 FEET, AN ARC DISTANCE OF 217.73 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 56°54'47" EAST, 217.41 FEET; THENCE SOUTH 26°14'09" EAST, 16.28 FEET; THENCE NORTH 83°46'22" EAST, 22.12 FEET; THENCE NORTH 23°37'51" EAST, 76.01 FEET; THENCE NORTH 26°04'03" EAST, 39.87 FEET; THENCE NORTH 12°55'23" WEST, 31.20 FEET; THENCE SOUTH 66°10'06" EAST, 18.63 FEET; THENCE SOUTH 64°35'14" EAST, 19.52 FEET; THENCE NORTH 23°30'24" EAST, 38.97 FEET; THENCE SOUTH 82°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 SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 70°22'35" WEST, 766.78 FEET; THENCE SOUTH 76°56'28" WEST, 527.44 FEET; THENCE SOUTH 13°03'32" EAST, 103.15 FEET; THENCE SOUTH 32°59'17" WEST, 91.18 FEET; THENCE SOUTH 64°55'56" WEST, 183.72 FEET;

THENCE SOUTH 58°07'51" WEST, 93.88 FEET; THENCE NORTH 71°29'22" WEST, 76.57 FEET; THENCE NORTH 77°42'56" WEST, 32.46 FEET; THENCE SOUTH 50°41'29" WEST, 300.09 FEET; THENCE SOUTH 66°14'00" WEST, 139.60 FEET; THENCE SOUTH 46°28'00" WEST, 60.87 FEET; THENCE SOUTH 26°41'59" WEST, 200.14 FEET; THENCE SOUTH 35°51'46" WEST, 146.50 FEET; THENCE SOUTH 45°01'33" WEST, 200.32 FEET; THENCE SOUTH 59°55'26" WEST, 197.51 FEET; THENCE SOUTH 75°49'41" WEST, 103.16 FEET; THENCE SOUTH 53°48'25" WEST, 66.41 FEET; THENCE SOUTH 64°36'09" WEST, 59.33 FEET; THENCE SOUTH 72°39'57" WEST, 59.84 FEET; THENCE SOUTH 74°39'31" WEST, 52.35 FEET; THENCE SOUTH 79°23'32" WEST, 56.75 FEET; THENCE SOUTH 70°16'59" WEST, 63.01 FEET; THENCE SOUTH 56°47'27" WEST, 70.15 FEET; THENCE SOUTH 47°54'07" WEST, 18.05 FEET; THENCE SOUTH 35°04'32" WEST, 13.52 FEET; THENCE SOUTH 44°26'45" WEST, 18.93 FEET; THENCE SOUTH 49°23'33" WEST, 22.56 FEET; THENCE SOUTH 50°04'08" WEST, 10.63 FEET; THENCE SOUTH 51°10'03" WEST, 43.29 FEET; THENCE SOUTH 52°34'35" WEST, 25.85 FEET; THENCE SOUTH 54°04'51" WEST, 47.89 FEET; THENCE SOUTH 55°30'07" WEST, 21.89 FEET; THENCE SOUTH 56°26'21" WEST, 52.19 FEET; THENCE SOUTH 58°39'41" WEST, 73.42 FEET; THENCE SOUTH 51°40'32" WEST, 50.52 FEET; THENCE SOUTH 50°51'58" WEST, 28.49 FEET; THENCE SOUTH 47°35'03" WEST, 21.86 FEET; THENCE SOUTH 36°10'24" WEST, 172.72 FEET TO THE WESTERLY LINE OF SAID SECTION 15: THENCE SOUTH 00°50'08" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1638.96 FEET, TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE SOUTH 01°06'17" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 502.62 ACRES, MORE OR LESS.

PARCEL NO. 4

A PORTION OF SECTIONS 10 AND 15, 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°06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00°50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1638.96 FEET; THENCE CONTINUE NORTH 00°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°48'41" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 376.92 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°03'23" EAST, ALONG LAST SAID LINE, 1415.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 37°37'34" EAST, 342.24 FEET; THENCE SOUTH 52°26'32" WEST, 284.47 FEET; THENCE SOUTH 05°25'48"

WEST, 210.26 FEET; THENCE SOUTH 10°09'43" EAST, 78.81 FEET; THENCE SOUTH 10°12'14" WEST, 50.80 FEET; THENCE SOUTH 38°25'05" WEST, 37.01 FEET; THENCE SOUTH 45°00'00" WEST, 28.28 FEET; THENCE NORTH 79°12'57" WEST, 42.76 FEET; THENCE NORTH 76°22'23" WEST, 33.96 FEET; THENCE NORTH 30°57'50" WEST, 46.65 FEET; THENCE NORTH 40°45'49" WEST, 76.58 FEET; THENCE NORTH 45°00'00" WEST, 18.48 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; 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°58'50" EAST, 31.18 FEET; THENCE SOUTH 51°03'23" WEST, 188.44 FEET, TO POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; 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°53'47" WEST, 34.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°44'12" WEST, 25.73 FEET; THENCE SOUTH 17°11'55" EAST, 41.38 FEET; THENCE SOUTH 00°00'00" WEST, 112.00 FEET; THENCE SOUTH 23°44'58" WEST, 81.94 FEET; THENCE SOUTH 43°31'49" WEST, 57.55 FEET; THENCE SOUTH 05°08'33" WEST, 50.02 FEET; THENCE SOUTH 20°06'59" EAST, 41.30 FEET; THENCE SOUTH 15°29'01" EAST, 58.80 FEET; THENCE SOUTH 08°09'34" WEST, 155.15 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; 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°46'37" EAST, 137.43 FEET; THENCE NORTH 71°33'31" EAST, 95.82 FEET; THENCE NORTH 34°56'44" EAST, 18.73 FEET; THENCE NORTH 48°39'08" EAST, 99.90 FEET; THENCE NORTH 44°20'29" EAST, 61.52 FEET; THENCE NORTH 45°49'49" EAST, 48.80 FEET; THENCE NORTH 45°00'00" EAST, 7.07 FEET; THENCE NORTH 03°56'43" EAST, 116.28 FEET; THENCE NORTH 09°01'39" WEST, 108.34 FEET; THENCE NORTH 27°04'19" EAST, 50.54 FEET; THENCE NORTH 14°30'01" EAST, 59.91 FEET; THENCE NORTH 69°35'24" EAST, 45.88 FEET; THENCE SOUTH 71°00'12" EAST, 64.51 FEET; THENCE SOUTH 57°43'37" EAST, 25.52 FEET; THENCE SOUTH 33°18'28" EAST, 111.26 FEET; THENCE NORTH 66°14'00" EAST, 179.58 FEET; THENCE NORTH 23°46'00" WEST, 110.00 FEET; THENCE NORTH 66°14'00" EAST, 192.92 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; 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°10'47" EAST, 233.10 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; 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°31'07" WEST, 502.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 21°44'09" EAST, 76.92 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 212.41 FEET, AN ARC DISTANCE OF 225.22 FEET, SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°38'22" WEST, 214.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 39°00'52" WEST, 34.11 FEET; THENCE NORTH 84°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 SOUTH 51°03'23" WEST, ALONG LAST SAID LINE, 313.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.31 ACRES MORE OR LESS.

PARCEL NO. 5

A PORTION 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 01°06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00°50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1638.96 FEET; THENCE CONTINUE NORTH 00°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°48'41" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 376.92 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°03'23" EAST, ALONG LAST SAID LINE, 2043.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 09°28'01" WEST, 96.50 FEET; THENCE SOUTH 35°31'59" EAST, 74.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 351.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°57'30" EAST, 331.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 31°36'59" WEST, 52.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; 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°12'41" WEST, 255.63 FEET; TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; 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°07'35" EAST, 447.73 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 76°56'28" EAST, 786.40 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A

RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 117.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°11'12" EAST, 116.97 FEET; THENCE NORTH 03°52'43" WEST, 96.60 FEET; THENCE NORTH 00°00'00" EAST, 121.00 FEET; THENCE NORTH 16°04'25" EAST, 61.40 FEET; THENCE NORTH 24°37'25" EAST, 79.20 FEET; THENCE NORTH 21°11'39" EAST, 52.55 FEET; THENCE NORTH 19°12'46" EAST, 69.89 FEET; THENCE NORTH 27°04'19" WEST, 50.54 FEET; THENCE NORTH 06°06'56" WEST, 56.32 FEET; THENCE NORTH 07°25'53" EAST, 69.58 FEET; THENCE NORTH 56°00'13" EAST, 51.87 FEET; THENCE NORTH 30°37'07" EAST, 56.94 FEET; THENCE NORTH 36°52'12" EAST, 45.00 FEET; THENCE NORTH 23°46'55" EAST, 47.61 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; 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°41'18" WEST, 167.51 FEET; THENCE NORTH 50°11'40" WEST, 10.13 FEET; THENCE NORTH 55°08'44" WEST, 68.24 FEET; THENCE NORTH 29°44'42" WEST, 64.50 FEET; THENCE NORTH 67°40'17" WEST, 60.54 FEET; THENCE SOUTH 52°25'53" WEST, 32.80 FEET; THENCE SOUTH 27°15'19" WEST, 37.12 FEET; THENCE NORTH 85°41'02" WEST, 53.15 FEET; THENCE NORTH 10°27'36" WEST, 66.10 FEET; THENCE NORTH 14°10'20" EAST, 102.11 FEET; THENCE NORTH 07°51'12" WEST, 117.10 FEET; THENCE NORTH 30°33'21" EAST, 96.38 FEET; THENCE NORTH 63°26'06" EAST, 129.69 FEET; THENCE NORTH 29°53'56" WEST, 239.15 FEET; THENCE SOUTH 86°13'42" WEST, 20.21 FEET; THENCE NORTH 54°29'15" WEST, 43.60 FEET; THENCE NORTH 38°55'49" WEST, 1.06 FEET; THENCE NORTH 38°16'59" WEST, 2.99 FEET; THENCE NORTH 37°14'55" WEST, 2.27 FEET; THENCE NORTH 36°17'02" WEST, 5.12 FEET; THENCE NORTH 35°32'24" WEST, 2.90 FEET; THENCE NORTH 34°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 SOUTH 51°03'23" WEST, ALONG LAST SAID LINE, 1396.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.60 ACRES MORE OR LESS.

PARCEL NO. 6

A PORTION 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 01°06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00°50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1638.96 FEET; THENCE CONTINUE NORTH 00°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°48'41" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 376.92 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°03'23" EAST, ALONG LAST SAID LINE, 4431.39 FEET; THENCE SOUTH 38°56'32" EAST, 598.66 FEET, TO THE POINT OF BEGINNING AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; 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°15'58" EAST, 462.29 FEET; THENCE SOUTH 21°15'40" EAST, 120.17 FEET; THENCE SOUTH 73°05'18" WEST, 116.34 FEET; THENCE SOUTH 76°10'34" WEST, 67.91 FEET; THENCE SOUTH 47°10'07" WEST, 51.81 FEET; THENCE SOUTH 46°42'30" WEST, 44.81 FEET; THENCE SOUTH 54°57'53" WEST, 47.29 FEET; THENCE SOUTH 28°17'41" EAST, 46.20 FEET; THENCE SOUTH 10°39'57" WEST, 55.71 FEET; THENCE SOUTH 23°05'34" EAST, 37.42 FEET; THENCE SOUTH 07°38'19" WEST, 45.40 FEET; THENCE SOUTH 13°24'52" WEST, 54.07 FEET; THENCE SOUTH 02°34'12" WEST, 56.64 FEET; THENCE SOUTH 05°07'56" WEST, 12.56 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; 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°45'44" WEST, 280.01 FEET; THENCE NORTH 87°05'12" WEST, 11.29 FEET; THENCE NORTH 19°20'22" WEST, 68.56 FEET; THENCE NORTH 59°53'36" WEST, 51.40 FEET; THENCE SOUTH 62°50'47" WEST, 38.08 FEET; THENCE SOUTH 84°44'55" WEST, 9.35 FEET; THENCE NORTH 74°47'52" WEST, 50.36 FEET; THENCE NORTH 64°20'15" WEST, 57.18 FEET; THENCE NORTH 35°22'15" WEST, 198.79 FEET; THENCE NORTH 05°11'45" EAST, 72.05 FEET; THENCE NORTH 44°42'34" EAST, 875.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.60 ACRES, MORE OR LESS.

PARCEL NO. 7

A PORTION 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°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°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°55'25" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 10, A DISTANCE OF 860.39 FEET; THENCE SOUTH 89°04'35" WEST, 459.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°35'52" WEST, 116.25 FEET; THENCE NORTH 68°27'34" WEST, 61.82 FEET; THENCE SOUTH 78°55'04" WEST, 63.26 FEET; THENCE NORTH 71°01'11" WEST, 50.55 FEET; THENCE NORTH 68°52'33" WEST, 53.34 FEET; THENCE NORTH 30°31'41" WEST, 38.39 FEET; THENCE SOUTH 83°27'34" WEST, 31.46 FEET; THENCE SOUTH 66°34'36" WEST,

45.04 FEET; THENCE SOUTH 62°53'24" WEST, 75.65 FEET; THENCE NORTH 28°40'41" WEST, 32.48 FEET; THENCE NORTH 42°20'57" WEST, 47.30 FEET; THENCE NORTH 65°45'24" WEST, 36.32 FEET; THENCE NORTH 06°43'41" EAST, 54.08 FEET; THENCE NORTH 40°49'29" EAST, 47.80 FEET; THENCE NORTH 03°50'21" WEST, 32.50 FEET; THENCE NORTH 74°25'28" WEST, 40.69 FEET; THENCE NORTH 83°13'17" WEST, 29.49 FEET; THENCE SOUTH 89°52'21" WEST, 83.68 FEET; THENCE NORTH 33°34'43" WEST, 59.14 FEET; THENCE NORTH 70°50'40" WEST, 57.87 FEET; THENCE NORTH 81°40'25" WEST, 38.44 FEET; THENCE SOUTH 82°03'24" WEST, 41.84 FEET; THENCE SOUTH 35°29'37" WEST, 54.17 FEET; THENCE NORTH 83°48'39" WEST, 61.83 FEET; THENCE NORTH 27°48'28" WEST, 46.64 FEET; THENCE NORTH 52°48'33" WEST, 50.11 FEET; THENCE SOUTH 45°32'37" WEST, 25.64 FEET; THENCE SOUTH 25°34'43" EAST, 35.59 FEET; THENCE SOUTH 25°14'52" WEST, 38.21 FEET; THENCE SOUTH 24°14'11" WEST, 52.72 FEET; THENCE SOUTH 06°04'52" WEST, 59.22 FEET; THENCE SOUTH 22°50'27" WEST, 61.14 FEET; THENCE SOUTH 54°59'32" WEST, 76.93 FEET; THENCE SOUTH 48°05'07" WEST, 70.52 FEET; THENCE SOUTH 80°43'17" WEST, 42.83 FEET; THENCE SOUTH 71°41'15" WEST, 49.86 FEET; THENCE NORTH 86°27'44" WEST, 41.24 FEET; THENCE NORTH 60°46'08" WEST, 23.85 FEET; THENCE SOUTH 19°24'18" WEST, 30.71 FEET; THENCE SOUTH 22°06'50" EAST, 32.04 FEET; THENCE SOUTH 31°07'02" EAST, 113.00 FEET; THENCE SOUTH 56°45'21" EAST, 38.92 FEET; THENCE SOUTH 57°29'01" EAST, 39.91 FEET; THENCE NORTH 32°45'26" EAST, 28.92 FEET; THENCE NORTH 22°47'34" WEST, 33.12 FEET; THENCE NORTH 51°13'48" EAST, 61.19 FEET; THENCE NORTH 76°05'04" EAST, 84.88 FEET; THENCE SOUTH 72°29'57" EAST, 83.40 FEET; THENCE SOUTH 55°38'16" EAST, 37.30 FEET; THENCE NORTH 70°12'10" EAST, 64.95 FEET; THENCE SOUTH 17°43'11" EAST, 84.52 FEET; THENCE SOUTH 09°20'07" EAST, 45.31 FEET; THENCE SOUTH 14°58'08" WEST, 6.83 FEET; THENCE SOUTH 42°50'49" WEST, 25.78 FEET; THENCE SOUTH 60°42'57" WEST, 213.00 FEET; THENCE SOUTH 74°53'38" WEST, 189.70 FEET; THENCE NORTH 82°14'43" WEST, 48.73 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; 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°54'48" WEST, 510.28 FEET; THENCE NORTH 05°58'43" WEST, 184.43 FEET; THENCE NORTH 52°36'52" EAST, 13.24 FEET; THENCE SOUTH 86°21'56" EAST, 29.66 FEET; THENCE NORTH 65°59'28" EAST, 33.53 FEET; THENCE NORTH 19°27'52" EAST, 48.82 FEET; THENCE NORTH 32°14'49" EAST, 48.71 FEET; THENCE NORTH 89°28'13" EAST, 21.74 FEET; THENCE SOUTH 83°16'27" EAST, 45.51 FEET; THENCE NORTH 20°11'21" EAST, 34.30 FEET; THENCE NORTH 45°35'44" EAST, 46.60 FEET; THENCE NORTH 81°04'20" EAST, 55.78 FEET; THENCE NORTH 87°00'34" EAST, 57.67 FEET; THENCE NORTH 83°52'39" EAST, 27.36 FEET; THENCE NORTH 09°44'02" EAST, 59.17 FEET; THENCE NORTH 11°08'47" WEST, 48.88 FEET; THENCE NORTH 00°56'48" EAST, 135.68 FEET; THENCE SOUTH 89°08'35" EAST, 177.99 FEET; THENCE NORTH 89°53'25" EAST, 108.14 FEET; THENCE NORTH 85°03'50" EAST, 0.29 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; 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°41'23" EAST, 154.01 FEET; THENCE SOUTH 79°30'03" EAST,

21.56 FEET; THENCE NORTH 71°53'31" EAST, 29.66 FEET; THENCE SOUTH 74°59'41" EAST, 73.71 FEET; THENCE SOUTH 06°50'36" EAST, 32.40 FEET; THENCE SOUTH 75°49'08" EAST, 53.24 FEET; THENCE NORTH 55°20'00" EAST, 41.65 FEET; THENCE SOUTH 83°05'32" EAST, 52.07 FEET; THENCE NORTH 84°41'09" EAST, 28.55 FEET; THENCE SOUTH 55°36'34" EAST, 30.87 FEET; THENCE SOUTH 37°53'24" EAST, 24.99 FEET; THENCE SOUTH 09°06'56" WEST, 38.84 FEET; THENCE SOUTH 19°54'24" EAST, 39.84 FEET; THENCE SOUTH 34°32'40" EAST, 78.21 FEET; THENCE SOUTH 16°20'40" EAST, 50.25 FEET; THENCE SOUTH 14°09'30" EAST, 38.17 FEET; THENCE SOUTH 75°56'46" EAST, 53.42 FEET; THENCE NORTH 81°07'30" EAST, 89.00 FEET; THENCE NORTH 75°27'20" EAST, 54.79 FEET; THENCE NORTH 54°17'31" EAST, 84.74 FEET; THENCE NORTH 37°51'20" EAST, 88.70 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; 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°44'10" EAST, 444.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.18 ACRES, MORE OR LESS.

PARCEL NO. 8

A PORTION OF SECTIONS 10 AND 11, LYING IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 RE-ALIGNMENT, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78020, AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF A FLORIDA EAST COAST RAILROAD, A VARIABLE WIDTH RIGHT OF WAY, PER FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY AND TRACK MAP No. V8 20-22, DATED DECEMBER 31, 1927; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF A FLORIDA EAST COAST RAILROAD, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 41°00'19" EAST, 1484.64 FEET; COURSE NO. 2: SOUTH 48°59'41" WEST, 70.00 FEET; COURSE NO. 3: SOUTH 41°00'19" EAST, 1745.92 FEET; COURSE NO. 4: NORTH 89°16'33" EAST, 98.31 FEET; COURSE NO. 5: SOUTH 41°00'19" EAST, 1072.37 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, A VARIABLE WIDTH RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP, DATED AUGUST 15, 2002, AND TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY AND NORTHWESTERLY, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 210, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 243.31 FEET, AN ARC DISTANCE OF 232.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°55'38" WEST, 223.69 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 68°42'23" WEST, 1737.76 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING

NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 879.93 FEET, AN ARC DISTANCE OF 237.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°58'35" WEST, 236.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 53°14'48" WEST, 2494.87 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 5: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 393.31 FEET, AN ARC DISTANCE OF 78.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°59'02" WEST, 78.63 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 210 RE-ALIGNMENT; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 RE-ALIGNMENT, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 06°01'57" EAST, 56.10 FEET; COURSE NO. 2: NORTH 51°03'23" EAST, 212.57 FEET; COURSE NO. 3: NORTH 51°51'55" EAST, 622.91 FEET; COURSE NO. 4: NORTH 53°12'28" EAST, 476.42 FEET; COURSE NO. 5: NORTH 48°59'20" EAST, 269.56 FEET TO THE POINT OF BEGINNING;

(LESS AND EXCEPT THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2878, PAGE 1018 OF SAID COUNTY)

CONTAINING 100.21 ACRES, MORE OR LESS.

PARCEL NO. 9

A PORTION OF SECTIONS 2, 3, 4, 9, 10, 11 AND 16, TOGETHER WITH A PORTION OF SECTION 46, THE JOSEPH PEAVETT GRANT, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST OF SAID SECTION 9; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 739.26 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 210, A VARIABLE WIDTH RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED AUGUST 15, 2002, AND THE POINT OF BEGINNING; THENCE SOUTH 89°12'49" WEST, CONTINUING ALONG SAID SOUTHERLY LINE OF SECTION 9, A DISTANCE OF 1954.13 FEET; THENCE SOUTH 89°55'22" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1349.80 FEET, TO THE EASTERLY LINE OF GOVERNMENT LOT 7 OF SAID SECTION 16; THENCE SOUTH 01°18'02" WEST, ALONG SAID EASTERLY LINE, 12.69 FEET; THENCE SOUTH 89°00'03" WEST, 589.15 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No. 95 (STATE ROAD NO. 9), A 300 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION No. 78080-2408 AND SECTION NO. 78080-2440, AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF

11309.16 FEET, AN ARC DISTANCE OF 401.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02° 58' 05" EAST, 401.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03° 59' 10" EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 3620 FEET, MORE OR LESS, TO THE INTERSECTION OF THE CENTERLINE OF DURBIN CREEK; THENCE NORTHEASTERLY ALONG THE MEANDERINGS OF SAID CENTERLINE OF DURBIN CREEK, 5880 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 689, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 30' 48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER LAST SAID LANDS; THENCE NORTH 00° 18' 06" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 240 FEET, MORE OR LESS, TO SAID CENTERLINE OF DURBIN CREEK; THENCE NORTHEASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE, 2180 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LANDS OF OFFICIAL RECORDS BOOK 60, PAGE 689; THENCE NORTH 89° 29' 16" EAST, ALONG SAID SOUTHERLY LINE, 360 FEET, MORE OR LESS, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF A FLORIDA EAST COAST RAILROAD, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY AND TRACK MAP, DATED DECEMBER 31, 1927; THENCE SOUTH 41°00'19" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 3561.38 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 RE-ALIGNMENT, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION No. 78020; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 48°59'07" WEST, 118.10 FEET; COURSE NO. 2: SOUTH 44°53'31" WEST, 682.53 FEET; COURSE NO. 3: SOUTH 69°13'29" WEST, 48.54 FEET; COURSE NO. 4: NORTH 44°53'31" EAST, 8.89 FEET; COURSE NO. 5: NORTH 40°36'08" WEST, 266.33 FEET; COURSE NO. 6: SOUTH 46°06'05" WEST, 560.47 FEET; COURSE NO. 7: SOUTH 38°56'37" EAST, 245.85 FEET; COURSE NO. 8: SOUTH 51°03'21" WEST, 181.31 FEET; COURSE NO. 9: NORTH 57°05'49" WEST, 52.17 FEET; COURSE NO. 10: SOUTH 62°16'40" WEST, 140.26 FEET; COURSE NO. 11: SOUTH 21°33'47" EAST, 80.54 FEET; COURSE NO. 12: SOUTH 51°03'21" WEST, 283.50 FEET; COURSE NO. 13: SOUTH 38°56'39" EAST, 44.93 FEET TO AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, A VARIABLE WIDTH RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED AUGUST 15, 2002; THENCE SOUTH 51°03'23" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 6500.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1077.99 ACRES, MORE OR LESS.

PARCEL NO. 10

A PORTION OF SECTIONS 9 AND 10, 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°06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00°50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1638.96 FEET; THENCE CONTINUE NORTH 00°50'08" WEST, ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1063.63 FEET TO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 47.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°12'49" WEST, ALONG LAST SAID LINE, 432.71 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°03'23" EAST, ALONG LAST SAID LINE, 660.69 FEET; THENCE SOUTH 26°09'26" EAST, 232.84 FEET; THENCE SOUTH 16°36'20" EAST, 62.03 FEET; THENCE SOUTH 73°31'30" WEST, 211.36 FEET; THENCE SOUTH 00°47'11" EAST, 80.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.68 ACRES MORE OR LESS.

END DOCUMENTS TO BE RECORDED

**APPLICATION AND SUPPORTING
DOCUMENTS**

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(7), FLORIDA STATUTES**

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

1. I, John T. Kinsey, the undersigned authorized representative of Twin Creeks Development Associates, LLC, a Florida limited liability company, and Twin Creeks Ventures LLC, a Florida limited liability company (collectively, the "Developer"), hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(7), Florida Statutes. In support thereof, I submit the following information concerning the Twin Creeks development, which information is true and correct to the best of my knowledge.

Date

8-14-18


John T. Kinsey

2. **Applicant (name, address, phone).**

John T. Kinsey
Twin Creeks Development Associates, LLC
Twin Creeks Ventures LLC
100 E Linton Boulevard, Suite 211B
Delray Beach, Florida 33483
(561) 289-8552

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

Ellen Avery-Smith, Esq.
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

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

Unincorporated St. Johns County, Florida
Sections 9, 10, 11, 14 and 15, Township 5 South, Range 28 East; and Sections 2, 3, 4, 9
10; 11, 16 and 46, Township 5 South, Range 28 East

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

Twin Creeks Development Associates, LLC, a Florida limited liability company, and Twin Creeks Ventures LLC, a Florida limited liability company (collectively, the "Developer"), are the master developer of the Twin Creeks Development of Regional Impact ("DRI"). The Developer desires to make the following revisions to the Amended and Restated Development Order approved by the St. Johns County Commission on June 3, 2014 as Resolution No. 2015-240:

- a. Pursuant to Special Condition 25(d) of the 2015 Development Order, the Developer will perform the CR 210 6-Laning (as that term is defined in the Order) in Phase 1 and transfer 224 PM peak hour New External Trips to Phase 1. The Developer will use the 224 PM peak hour New External Trips to construct an additional 222 single-family residential units within Phase 1 of the project.
- b. Convert certain land uses within all three phases of the project, as set forth below:

Land Use	Retail/Service Square Feet	Office Square Feet	Hotel Rooms	SF Residential Dwelling Units	MF Residential Dwelling Units	Flex Industrial Square Feet
Phase 1	513,380	-	-	1,106	630	298,344
Phase 2	-	350,000	-	244	300	599,728
Phase 3	567,052	350,000	150	-	-	850,000
Min	741,750	525,000	90	1,125	927	1,462,500
Total	1,080,432	700,000	150	1,350	930	1,748,072
Max	1,236,250	875,000	150	1,375	1,133	2,437,500

Phase 1

6-laning CR 210 + 222 Single-Family DU
- 51,656 SF Industrial + 44 Single-Family DU (44) x (1.174) = 51.656 x 1,000
= 51,656
- 34,959 SF Commercial + 129 Single-Family DU (129) x (0.271) = 34.959 x 1,000
= 34,959
- 21,580 SF Commercial + 130 Multi-Family DU (130) x (0.166) = 21.58 x
1,000 = 93,730

Phase 2

- 150,272 SF Industrial + 128 Single-Family DU (128) x (1.174) = 150.272 x 1,000
= 150,272
- 184 Single-Family DU + 300 Multi-Family DU (300) x (0.614) = 184

Phase 3

- 29 Multi-Family DU + 30 Hotel Rooms (30) x (0.952) = 29
- 501 Multi-Family DU + 83,278 SF Commercial (83,278)/1,000 x (6.016) = 501
- 350 Single-Family DU + 94,774 SF Commercial (94,774)/1,000 x (3.693) = 350

- c. The project's phasing, build-out and termination dates have been extended by recent gubernational emergency declarations and legislative extensions. Those dates are now as follows:

	Expiration Date
Phase 1	September 23, 2025
Phase 2	September 23, 2029
Phase 3	September 23, 2034
Build-Out/Expiration	September 23, 2034

Downzoning Protection	September 23, 2034
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The Developer is not proposing any modifications to the existing Development Order that constitute a substantial deviation pursuant to Section 380.06(7), Florida Statutes.

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

Please see the revised Master Development Plan attached hereto as Exhibit "C".

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

Please see the Substantial Deviation Determination Chart attached as Exhibit "D".

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

The Twin Creeks DRI was approved by St. Johns County as Resolution 2005-208. Subsequent amendments include Resolution No. 2006-10, Resolution No. 2014-157 and Resolution No. 2015-240.

There has been no change in local government jurisdiction.

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

None.

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

The proposed change is a non-substantial deviation to the previously approved Twin Creeks DRI because the Applicant has not proposed any increase in development density or intensity or any other modification that would create the reasonable likelihood of additional regional impact.

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

The Developer is not proposing any changes to phasing or build-out dates. The Development Order is being amended to reflect changes in phasing and build-out dates allowed by Florida law based on recent gubernational emergency declarations.

11. **Will the proposed change require an amendment to the local government comprehensive plan?**

No, the proposed change does not require an amendment to the St. Johns County Comprehensive Plan.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06 (15), F.S., and 73-40.025, Florida Administrative Code:

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

Please see the proposed revised Master Development Plan (Map H) attached as Exhibit "C".

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

- a. **All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change;**

Please see the enclosed proposed Amended and Restated Development Order, which is included in clean and redline form (Exhibits "A" and "B", respectively). The redline version shows changes to the existing, approved Development Order.

- b. **An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;**

No land is being added to the boundaries of the DRI.

- c. **A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;**

Not applicable.

- d. **A proposed amended development order termination date that reasonably reflects the time required to complete the development;**

Not applicable.

- e. **A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and**

Please see the enclosed draft Amended and Restated Development Order.

- f. **Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 73C-40.025 (7), F.A.C.**

Not applicable.

Exhibit "D"

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Attraction/Recreation	# Parking Spaces	N/A		
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. Conditions			
	ADA Representations			
Airports	Runway (length)	N/A		
	Runway (strength)			
	Terminal (gross square feet)			
	# Parking Spaces			
	# Gates			
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE & DATE OF CHANGE
Airports (cont.)	# External Vehicle Trips			
	D.O. Conditions			
	ADA representations			
Hospitals	# Beds	N/A		
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	External Vehicle Trips			
	D.O. conditions			
	ADA representations			
Industrial	Acreage, including drainage, ROW, easements, etc.	No change		
	# Parking spaces	No change		
	Building (gross square feet)	1,748,072 sf	2,000,000 sf	1,950,000 sf (Res. 2014-157)
	# Employees			
	Chemical storage (barrels and pounds)			
	Site locational changes	No change		

	# External vehicle trips	No change		
	D.O. Conditions	No change		
	ADA representations	No change		
Mining Operations	Acreage mined (year)	N/A		
	Water withdrawal (gal/day)			
	Size of mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Office	Acreage, including drainage, ROW, easements, etc.	No change		
	Building (gross square feet)	No change	300,000 sf	700,000 sf (Res. No. 2014-157)
	# Parking Spaces	No change		
	# Employees	No change		
	Site locational changes	No change		
	# External vehicle trips	No change		
	D.O. Conditions	No change		

	ADA representations	No change		
Petroleum/Chemical Storage	Storage Capacity (barrels and/or pounds)	N/A		
	Distance to Navigable Waters (feet)			
	Site locations changes			
	Facility Acreage, including drainage, ROW, easements, act.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			
Ports (Marinas)	# Boats, wet storage	N/A		
	# Boats, dry storage			
	Dredge and fill (cu. yds.)			
	Petroleum storage (gals.)			
	Site locational changes			
	Port Acreage, including drainage, ROW, easements, etc.			
	# External vehicle trips			
	D.O. Conditions			
	ADA representations			

Residential	# Dwelling units	1,736 non-age-restricted and 544 age-restricted units	5,000 du	2,280 du (Res. 2014-157)
	Type of dwelling units	No change		
	# of lots	1,736 non-age-restricted units and 544 age-restricted units	5,000 du	
	Acreage, including drainage, ROW, easements, etc.	No change		
	Site locational changes	No change		
	# External vehicle trips	No change		
	D.O. Conditions	See Special Condition 30 of enclosed draft Amended and Restated Development Order		
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.	No change		
	Floor Space (gross square feet)	1,080,432 sf	600,000 sf	989,000 sf (Res. 2014-157)
	# Parking Spaces	No change		
	# Employees	No change		
	Site locational changes	No change		
	# External vehicle trips	No change		
	D.O. Conditions	No change		
	ADA representations	No change		

Hotel/Motel	# Rental Units	150 rooms	175 rooms	120 rooms (Res. 2014-157)
	Floor space (gross square feet)	No change		
	# Parking Places			
	# Employees			
	Site locational changes	No change		
	Acreage, including drainage, ROW, easements, etc.	No change		
	# External vehicle trips	No change		
	D.O. Conditions	No change		
	ADA representations	No change		
R.V. Park	Acreage, including drainage, ROW, easements, etc.	N/A		
	# Parking Spaces			
	Buildings (gross square feet)			
	# Employees			
	Site locational changes			
	# External vehicle trips			
	D.O. conditions			
	ADA representations			
Open Space (All natural and vegetated non-impervious surfaces)	Acreage	No change		
	Site locational changes	No change		
	Type of open space	No change		

	D.O. Conditions	No change		
	ADA representations	No change		
Preservation, Buffer or Special Protection Areas Preservation (cont.)	Acreage	No change		
	Site locational changes	No change		
	Development of site proposed	No change		
	D.O. Conditions	No change		
	ADA representations	No change		

Prepared By and Return To:
Sidney F. Ansbacher, Esq.
Upchurch, Bailey and Upchurch, P.A.
780 N. Ponce de Leon Boulevard
St. Augustine, Florida 32084

FIRST AMENDED TWIN CREEKS SCHOOL PROPORTIONATE SHARE PAYMENT AND SCHOOL SITING AGREEMENT

THIS FIRST AMENDED TWIN CREEKS SCHOOL PROPORTIONATE SHARE PAYMENT AND SCHOOL SITING AGREEMENT ("Amendment") is entered into by and between **TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC**, a Florida limited liability company, as successor in interest to South Jacksonville Properties, LLC, a Florida limited liability company ("**TCDA**"), and **TWIN CREEKS VENTURES LLC**, a Florida limited liability company ("**TCV**") (TCDA and TCV are sometimes collectively referred to herein as the "**Twin Creeks Owner**") and the **SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA** (the "**School Board**") (collectively, the "**Parties**"), as of the Effective Date (as defined herein).

RECITALS:

A. The Twin Creeks Owner is the owner of certain land within the Twin Creeks Development of Regional Impact (the "**Twin Creeks DRI**") located in northern St. Johns County. The Twin Creeks DRI Development Order that applies to land owned by the Twin Creeks Owner was approved by the St. Johns County Board of County Commissioners (the "**County Commissioners**") on August 18, 2015, pursuant to Resolution No. 2015-240 (the "**DRI/DO**").

B. The land within the Twin Creeks DRI proposed to be developed by the Twin Creeks Owner is depicted on Map H attached as Exhibit 1 to the DRI/DO, a copy of which is attached as Exhibit "A" to this Agreement (the "**New Twin Creeks Property**").

C. The New Twin Creeks Property is subject to that certain Twin Creeks School Proportionate Share Payment and School Siting Agreement between the Twin Creeks Owner and the School Board dated September 10, 2015 and recorded in Official Records Book 4205, Page 1814, Public Records of St. Johns County, Florida (the "**Original Agreement**").

D. The Twin Creeks Owner wants to reduce the number of non-age-restricted residential units contained within the Twin Creeks DRI from 2,280 units to 1,736 units, a reduction of 544 non-age-restricted residential units.

E. The Twin Creeks Owner's reduction in the number of non-age-restricted residential units within the Twin Creeks DRI will result in a reduced impact on St. Johns County public schools and in the project's Proportionate Share Mitigation, as set forth more fully herein.

F. The Twin Creeks Owner will memorialize the reduction in the number of non-age-restricted residential units within the Twin Creeks DRI by processing an amendment to the Twin

Creeks DRI (the "Twin Creeks DRI Modification") and this Amendment with the School Board.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the Parties hereby amend the Original Agreement in the following respects:

1. Recitals. The foregoing recitals are true and correct and they are incorporated herein by this reference.

2. Definitions. Any term not otherwise defined herein shall have the meaning ascribed to it in the Original Agreement.

3. Proportionate Share Mitigation. The Twin Creeks Proportionate Share Mitigation is \$20,910,736. The projected taxable value of residential and non-residential lands within the New Twin Creeks Property provides a credit of \$3,314,060, leaving a deficit of \$17,596,677. The Twin Creeks Owner has made the School Site Conveyances required in the Original Agreement, which land has a combined value of \$14,127,353, resulting in a remaining deficit of \$3,469,324 to be paid by the Twin Creeks Owner to the School Board in cash. To date, the Twin Creeks Owner has paid \$4,022,072 in cash to the School Board, all of which has been applied by the School Board to approve school impact fee credits by St. Johns County for the Twin Creeks DRI. Thus, the Twin Creeks Owner has fully satisfied its Proportionate Share Mitigation obligations for the Twin Creeks DRI. All obligations have been satisfied among the Parties related to Proportionate Share Mitigation for public schools.

4. Future Proportionate Share Mitigation Payments. Any future non-exempt residential development that Twin Creeks Owner, its successors or assigns may seek within the Twin Creeks DRI shall be subject to DRI standards then in effect.

5. Condition Precedent. A mandatory condition to the Twin Creeks Owner's rights to Proportionate Share Mitigation determined in this Amendment is the approval by the School Board of a declaration of restrictive covenants that reasonably demonstrates compliance of a portion of the Twin Creeks DRI with applicable exemptions as established by *Volusia County v. Aberdeen*, 760 So. 2d 126 (2000).

6. Effective Date. This Amendment shall become effective upon execution of the Amendment by the last of the Parties hereto ("Effective Date") and shall be recorded in the Public Records of St. Johns County.

7. Counterparts. This Amendment may be executed in two (2) counterparts, each of which may be deemed to be an original. It shall be fully executed when each party whose signature is required has signed at least one (1) counterpart even though no one (1) counterpart contains the signatures of all the parties of this Amendment.

[Signatures on following pages]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers as of the Effective Date.

SCHOOL BOARD

Signed, witnessed, executed and acknowledged on this 11th day of September, 2018.

WITNESSES:

**SCHOOL BOARD OF ST. JOHNS
COUNTY, FLORIDA**

Vicki Moody
Vicki Moody
(Please print)

By: [Signature], Chair
Bill Mignon
(Please print)

Sarah Coffin
Sarah Coffin
(Please print)

ATTEST:

By: [Signature], Superintendent of Schools
James Forson
(Please print)

Signed, witnessed, executed and acknowledged on this ____ day of _____, 2018.

WITNESSES:

**TWIN CREEKS DEVELOPMENT
ASSOCIATES, LLC**, a Florida limited liability
company

By: _____

(Please print)

(Please print)

Its: _____

(Please print)

STATE OF _____)

COUNTY OF _____)

The foregoing instruction was acknowledged before me this ____ day of _____, 2018, by _____, as _____, of Twin Creeks Development Associates, LLC, a Florida limited liability company, who (___) is personally known to me or () has produced a valid driver's license as identification.

Notary Public

(Name of notary, typed/stamped/printed)

My commission number: _____

My commission expires: _____

Signed, witnessed, executed and acknowledged on this ____ day of _____, 2018.

WITNESSES:

**TWIN CREEKS VENTURES LLC, a
Florida limited liability company**

By: _____

(Please print)

(Please print)

Its: _____

(Please print)

STATE OF _____)

COUNTY OF _____)

The foregoing instruction was acknowledged before me this ____ day of _____, 2018, by _____, as _____, of Twin Creeks Ventures LLC, a Florida limited liability company, who (__) is personally known to me or (__) has produced a valid driver's license as identification.

Notary Public

(Name of notary, typed/stamped/printed)

My commission number: _____

My commission expires: _____

EXHIBIT "A"

New Twin Creeks Property

EXHIBIT "A": TO BE FILLED IN AS DRI/DO IS APPROVED

THE ST. AUGUSTINE RECORD
Affidavit of Publication

ROGERS, TOWERS
ATTN: TINA
1301 RIVERPLACE BLVD, STE 1500
JACKSONVILLE, FL 32207

ACCT: 15669
AD# 0003101275-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

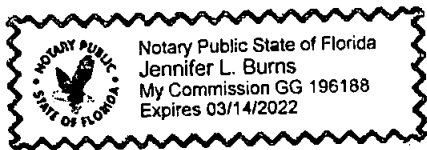
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **DRI MOD-2018000003** was published in said newspaper on **10/17/2018**.

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

Sworn to and subscribed before me this _____ day of **OCT 17 2018**

by Jamie Williams who is personally known to me or who has produced as identification

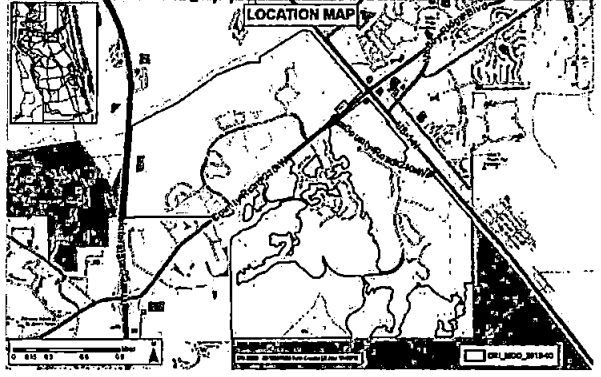
Jennifer L. Burns
(Signature of Notary Public)



NOTICE OF PUBLIC HEARING TO CONSIDER A PROPOSED CHANGE TO THE TWIN CREEKS (S JAX) DRI

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, 11/1/2018 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 12/4/2018 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida at 9:00 a.m., to consider a request for the Developer to construct CR 210 6-laning and transfer 224 PM peak hour New External Trips for an additional 222 single-family residential units in Phase 1 of the project; to convert Land Uses within all three phases of the project; to convert 544 single-family residential units to age-restricted; to add an approved amendment to Twin Creeks School Siting and Proportionate Share Mitigation Agreement confirming no additional school mitigation is required.

The Twin Creeks (S Jax) DRI is located in an unincorporated part of St. Johns County, Florida, Sections 9, 10, 11, 14, and 15, Township 5 South, Range 28 East, and Sections 2, 3, 4, 9, 10, 11, 16 and 46, Township 5. See attached map generally depicting the location (Exhibit A). A complete description is available in the St. Johns County Planning and Zoning Office.



Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed change. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The proposed change is known as File Number DRI MOD-2018000003 and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
MIKE KOPPENHAFFER, CHAIR
File Number: DRI MOD-2018000003

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
HENRY DEAN, CHAIR
PROJECT NAME: Twin Creeks (S Jax) DRI
0003101275 October 17, 2018