

RESOLUTION NO. ²⁰²⁴ - 493

Amended and Restated SilverLeaf DRI Development Order

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING AND RESTATING THE SILVERLEAF DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY RESOLUTION NO. 2006-65, AS AMENDED BY RESOLUTION NOS. 2006-338, 2015-241, 2019-165, 2020-298 and 2021-551; FINDING THE AMENDMENTS ARE CONSISTENT WITH ST. JOHNS COUNTY COMPREHENSIVE PLAN 2025, ORDINANCE NO. 2010-38, AND THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE; AMENDING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS FOR TRANSPORTATION; AMENDING CERTAIN CONDITIONS OF THE DRI DEVELOPMENT ORDER; AMENDING MASTER DEVELOPMENT PLAN (MAP H) AND OTHER EXHIBITS; REVISING PHASING, BUILD OUT AND EXPIRATION DATES; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the St. Johns County Board of County Commissioners (the “**Board**”) considered the Application for Development Approval dated March 8, 2005, as amended by the ADA First Sufficiency Response dated June 30, 2005, as further amended by the ADA Second Sufficiency Response dated November 30, 2005, and as further amended through March 20, 2006 (together, the “**ADA**”), the Regional Report of the Northeast Florida Regional Council (“**NEFRC**”) dated March 2, 2006, the recommendations of the St. Johns County staff, and the documents and comments upon the record made before the Board for the mixed-use master planned community known as the SilverLeaf Plantation Development of Regional Impact located on 7,290 acres in St. Johns County, Florida; and

WHEREAS, the Board duly noticed and on March 20, 2006 held a public hearing on the ADA as required by Section 380.06, Florida Statutes, and afforded the public and all affected parties an opportunity to be heard and to present evidence; and

WHEREAS, a Development of Regional Impact Development Order (the “**Development Order**”) was issued by the Board pursuant to Resolution No. 2006-65 with an effective date of June 8, 2006 authorizing development of the property known as the SilverLeaf Plantation DRI (the “**SilverLeaf DRI**” or the “**DRI**”); and

WHEREAS, the DRI required an amendment to the County’s Comprehensive Plan to change the Future Land Use Map, Northwest Sector Plan Map, 2015 Traffic Circulation Map and Capital Improvements Schedule, which amendment was reviewed and adopted concurrently with Resolution No. 2006-65 pursuant to Section 380.06(6)(b), and Chapter 163, Part II, Florida Statutes, and

WHEREAS, the Development Order was subsequently modified by the Board by adoption of Resolution No. 2006-338 on October 3, 2006 approving a Notice of Proposed Change (“**NOPC**”) for a non-substantial deviation to the Development Order pursuant to Section 380.06(19), Florida Statutes, that approved the addition of an approximately 16-acre outparcel known as the “Poli Tract” to the DRI and incorporated changes to the Development Order condition related to gopher tortoise mitigation; and

WHEREAS, the Development Order was subsequently modified by the Board by adoption of Resolution No. 2015-241 on August 18, 2015 with a Rendition Date of August 27, 2015 and an Effective Date (as tolled by litigation) of January 22, 2016 approving a NOPC for a non-substantial deviation to the Development Order pursuant to Section 380.06(19), Florida Statutes, that added approximately 825 acres of property known as the “Goodman Tract” to the

DRI and to subject the Goodman Tract to the terms and conditions of the SilverLeaf DRI and to, among other things, relocate the Town Center and other uses, reconfigure the road network, delete the First Coast Expressway (“FCE”) right-of-way reservation, add future County Road 2209 right-of-way reservation, incorporate legislative extensions, revise the transportation and school mitigation packages, change the affordable housing condition, add age restricted use to the land use exchange table and to change the name of the DRI from Silverleaf Plantation to SilverLeaf; and

WHEREAS, the changes to the DRI under the NOPC required an amendment to the County’s Comprehensive Plan to change the Future Land Use Map (the “**2015 Comprehensive Plan Amendment**”), which was reviewed and adopted simultaneously with Resolution No. 2015-21 pursuant to Section 380.06(6)(b), and Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Development Order was again modified by the Board by adoption of Resolution No. 2019-165 on May 21, 2019 with a Rendition Date of May 23, 2019 approving a modification of the Development Order pursuant to Section 380.06, Florida Statutes (the “**2019 ADO**”), to add approximately 571 acres of property to the DRI known as the “Trout Creek Parcel”, the “Grande Creek Parcel”, the “St. Thomas East Parcel” and the “St. Thomas West Parcel” (collectively referred to herein as the “**2019 Added Lands**”) and to remove approximately 318 acres from the DRI conveyed to the Florida Department of Transportation (“**FDOT**”) for the FCE right-of-way, which resulted in a total of approximately 8,384 acres within the DRI, and to subject the 2019 Added Lands to the terms and conditions of the SilverLeaf DRI; and

WHEREAS, the changes to the DRI under the 2019 ADO required an amendment to the County’s Comprehensive Plan to change the Future Land Use Map (the “**2019 Comprehensive**

Plan Amendment”), which was reviewed and adopted simultaneously with Resolution No. 2019-165, pursuant to Section 380.06(6)(b) and Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Development Order was again modified by the Board by adoption of Resolution No. 2020-298 on August 18, 2020 with a Rendition Date of August 20, 2020 approving a modification of the Development Order pursuant to Section 380.06, Florida Statutes (the “**2020 ADO**”) to add certain non-residential development rights to the SilverLeaf DRI; and

WHEREAS, the Development Order was again modified by the Board by adoption of Resolution No. 2021-551 on December 21, 2021 with a Rendition Date of December 22, 2021 approving a modification of the Development Order pursuant to Section 380.06, Florida Statutes (the “**2021 ADO**”) that added to the DRI approximately 721 acres known as the “Wolfe Parcel”, approximately 1,425 acres known as the “Trout Creek South Parcel” and approximately 248 acres known as the “Bocage Parcel” (collectively, the “**2021 Added Lands**”), which resulted in a total of approximately 2,394 acres being included with the DRI; added residential and non-residential development rights to the DRI for the 2021 Added Lands; and provided transportation, school and other public facility improvements to mitigate for impacts resulting from the development rights being provided for the 2021 Added Lands; and

WHEREAS, the changes to the DRI under the 2021 ADO required an amendment to the County’s Comprehensive Plan to change the Future Land Use Map (the “**2021 Comprehensive Plan Amendment**”), which was reviewed and adopted simultaneously with Ordinance No. 2022-36, pursuant to Section 380.06(6)(b) and Chapter 163, Part II, Florida Statutes; and

WHEREAS, the name of the applicant of the ADO has changed by succession by merger to White's Ford Timber, LLC (including its successors or assigns, the "**Owner**") and the name of the DRI has been changed from Silverleaf Plantation to SilverLeaf; and

WHEREAS, the Owner now desires to amend the Development Order (the "**ADO**") to amend Special Condition 24(a)(iv)(b) related to the Southern SR 13 Connector Road and to revise the Master Plan (Map H); and

WHEREAS, the Owner has submitted an application for Amendment to Development Order (the "**ADO**") for the DRI dated February 22, 2024 requesting modification of certain terms of the Development Order; and

WHEREAS, the Board has reviewed the ADO and evidence presented at a duly noticed public hearing held on _____, 2024 and afforded the public and all affected parties an opportunity to be heard and to present evidence; and

WHEREAS, the changes to the DRI under the ADO do not require an amendment to the County's Comprehensive Plan.

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

A. The Amended and Restated Development Order for the SilverLeaf DRI submitted with the ADO is hereby approved.

B. The Master Plan (Map H) attached to this Resolution as Exhibit 1 has been revised to make minor adjustments to the locations of previously approved development rights on parcels adjacent to County Road 2209/St. Johns Parkway.

C. The DRI is subject to the following terms and conditions:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. 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.
2. The DRI is consistent with the State Comprehensive Plan.
3. The DRI is consistent with the Strategic Regional Policy Plan adopted by the Northeast Florida Regional Council.
4. The DRI is consistent with the St. Johns County Comprehensive Plan, including the Northwest Sector Plan.
5. The DRI is consistent with the St. Johns County Land Development Code.

INDEX OF CONDITIONS

<u>General Condition</u>	<u>Page</u>
1. Application for Development Approval	9
2. Land Use Totals	9
3. Phasing, Buildout and Expiration of DRI	11
4. Effective Date	11
5. Monitoring Official	12
6. Downzoning Protection	12
7. Election Regarding Environmental Rules	12
8. Level of Service Standards	13
9. Biennial Reporting	13
10. Notice of Adoption	14
11. Application for Proposed Changes	14
12. Status of Development Rights	15
13. Subsequent Requests for Development Permits	16
14. Limitation of Approval	17
<u>Special Conditions</u>	
15. Vegetation and Wildlife	17
a. Gopher Tortoises	17
b. Wildlife Crossings	19
c. Discovery of Eagle's Nests	19
16. Wetlands	20
a. Wetland Conservation and Wetland Impacts	20
b. Upland Buffers	21
c. Conservation Easements	22
17. Stormwater Pollution Prevention	22
18. Water Quality Monitoring Plan	23
19. Floodplains	23
20. Water Supply	24
21. Wastewater Management	26
22. Stormwater Management	27
23. Solid Waste	27
24. Transportation	27
a. Proportionate-share Contribution Improvements	28
b. Right of Way Dedication	36
c. Limitation of Development within Proposed First Coast Expressway Alignment	36
d. Right-of-Way Acquisition	37

e. Transit	38
f. Master Transportation and Circulation Plan	38
g. Intersection Improvements	38
h. Transportation Management Organization	39
25. Air Quality	39
26. Affordable Housing	39
27. Fire and Police Protection	41
28. Recreation and Open Space	41
29. Education	44
30. Impact Fees	46
31. Community Development District	47
32. Historical and Archaeological	48
33. Severability	49
34. Successor Agencies	50
35. Public Utilities	50
36. Incorporation of Recitals	50

GENERAL CONDITIONS

- 1. Application for Development Approval.** The DRI shall be developed in accordance with the information, plans and commitments contained in (1) the SilverLeaf DRI Application for Development Approval dated March 20, 2005, as modified by the ADA First Sufficiency Response dated June 30, 2005, and the ADA Second Sufficiency Response dated November 30, 2005; as modified by the Application for Notice of Proposed Change filed on July 12, 2006, as amended September 6, 2006 under Application No. NOPC 2006-07; (2) the Application for Notice of Proposed Change filed on April 2, 2014 under Application No. NOPC 2014-03, as amended; (3) the Application for DRI Modification 2018-01 filed on April 23, 2018; (4) the Application for DRI Modification 2020-02 filed on January 15, 2020; (5) the Application for DRI Modification filed on June 1, 2021 under Application No. DRI MOD 2021-03, as amended, (6) the Application for DRI Modification filed February 22, 2024 under Application No. DRI MOD 2024-01; and (7) the Silverleaf DRI Master Plan, Map H, attached thereto as **Exhibit 1**, all of which are incorporated by reference except to the extent of any conflict with the express terms and conditions of this Development Order, in which event the terms and conditions of this Development Order, as it may be amended from time to time, shall govern. Any applicable Northwest Sector Overlay Goals, Objectives and Policies of the St. Johns County Comprehensive Plan has been addressed as a component of the Planned Unit Development (“PUD”) zoning applicable to the project.
- 2. Land Use Totals.** The DRI may be developed with the following uses: Up to 2,000,000 gross square feet of Retail/Commercial; up to 900,000 gross square feet of General Office; up to 330,000 gross square feet of Light Industrial; up to 300,000 gross square feet of hospital use, up to 16,300 residential units (4,500 multi-family, 2,000 age-restricted and 9,800 single

family); an optional 18-hole golf course with normal accessory uses that may be constructed on any portion of Parcels 4, 7, 8, 9, 33 or 40; public schools consistent with the terms of a modified agreement between the Owner and the St. Johns County School Board, as may be amended (the “**School Agreement**”) and a possible college or university campus to serve the community. The DRI shall include parks in accordance with Special Condition 28 hereof. Finally, the DRI shall include approximately 4,350 acres of open space in the areas depicted on Map H. The Owner may increase or decrease the amount of a particular land use without filing application for amendment of the Development Order, provided that:

- (a) Such changes are consistent with the Land Use Exchange Tables attached as **Exhibit 2**. **Exhibit 2** includes Table 10-1A, Land Use Equivalency Table which specifies the rate at which single-family units may be exchanged for multi-family units and vice versa, single-family and multi-family units may be exchanged for age-restricted residential units, and the rate at which the various non-residential uses may be exchanged for one another. **Exhibit 2** also includes Table 10-1B which establishes minimum and maximum ranges of development allowable under the Land Use Equivalency Table 10-1A.
- (b) At any time of election of a land use conversion under the Land Use Exchange Tables, the Owner shall notify St. Johns County, in writing, of the election at least 30 days in advance of the change.
- (c) So long as the conversion is consistent with the criteria contained in the Land Use Exchange Tables, **Exhibit 2**, and no change is made to the Master Development Plan, Map H, no additional DRI approvals shall be required for the conversion.

3. **Phasing, Build-Out and Expiration of DRI.** The DRI shall be developed in four (4) Phases, as described in Land Use Phasing Table attached as **Exhibit 3**. Each phase shall last

five (5) years unless extended pursuant to Sections 380.06(19) or 252.363, Florida Statutes, or unless the Owner elects to accelerate the beginning date of a subsequent phase or phases, provided that all mitigation requirements for the particular phase to be accelerated are met. The end date of a phase shall not be affected by an acceleration of the beginning date. Unused development rights from a particular phase shall carry over into subsequent phases until build-out. Physical development of the DRI commenced within four (4) years of the effective date of the Development Order. The projected build-out date for all development is September 28, 2052. The DRI termination and DRI Development Order expiration dates are established as September 28, 2057. Any extensions of the DRI build-out, termination or expiration dates shall be governed by the provisions of applicable local and state rules and regulations. The time period for commencement of physical development, build-out, termination, phasing dates, and deadlines shall be tolled during the period of any appeal or during the pendency of administrative or judicial proceedings relating to development permits and administrative or judicial proceedings relating to right of way acquisition for the regional roads in the transportation mitigation plan for the DRI.

4. **Effective Date.** Resolution No. 2006-65, as amended, and the DRI Development Order took effect upon the effective date of St. Johns County Comprehensive Plan Amendment No. 2005-02, St. Johns County Ordinance No. 2006-30 adopted concurrently on June 8, 2006. This amendment to Resolution No. 2006-65, as amended, shall take effect upon the adoption thereof by the Board of County Commissioners of St. Johns County, Florida.
5. **Monitoring Official.** The St. Johns County Administrator or his or her designee shall be the local official responsible for monitoring the development for compliance by the Owner with this Development Order.

6. **Downzoning Protection.** In accordance with Section 380.06, Florida Statutes, the SilverLeaf DRI, as approved in this Development Order, shall not be subject to downzoning, unit density reduction, or intensity reduction before September 28, 2057, unless the Owner consents to such change or unless St. Johns County demonstrates that the Development Order was based on substantially inaccurate information provided by the Owner or unless the change is clearly established by St. Johns County to be essential to the public health, safety, or welfare.

7. **Election Regarding Environmental Rules.** Pursuant to Section 380.06(5)(c), Florida Statutes, the Owner elected to be bound by the rules adopted pursuant to Chapters 373 and 403, Florida Statutes, in effect when the Development Order was issued. The Rules adopted pursuant to Chapters 373 and 403 in effect at the time the 2006 Development Order was issued shall be applicable to all applications for permits pursuant to those chapters and which are necessary for and consistent with the development authorized in the Development Order, except that a later adopted rule shall be applicable to an application if:

1. The later adopted rule is determined by the rule adopting agency to be essential to the public health, safety or welfare;
2. The later adopted rule is adopted pursuant to Section 403.061(27), Florida Statutes;
3. The later adopted rule is being adopted pursuant to a subsequently enacted statutorily mandated program;
4. The later adopted rule is mandating an order for the State to maintain delegation of a federal program; or
5. The later adopted rule is required by State or federal law.

Further, in order for the Owner to apply for permits pursuant to this provision, the application must be filed within five (5) years from the issuance of the final Development Order and the permit shall not be effective for more than eight (8) years from the issuance of the final Development Order. Nothing in this paragraph 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. **Level of Service Standards.** The development authorized by this Development Order will mitigate its impacts by payment of its proportionate share as authorized by Section 163.3180(5), Florida Statutes. As a result, development under this Development Order shall be deemed to meet the provisions of the County's concurrency management system (Land Development Code, Article XI) with regard to transportation and schools.
9. **Biennial Reporting.** The Owner or its successors or assigns shall submit traffic reports to St. Johns County no later than June 1 of every other year, commencing on June 1, 2020 and every other year thereafter until the road improvements to be constructed pursuant to Special Conditions 24(a)(i) and (ii) and 24(b) of this Development Order have been completed. The required road improvements were completed in 2020 so no further biennial reporting is required.
10. **Notice of Adoption.** Notice of adoption of this Development Order or any subsequent amendment to it shall be recorded by the Owner in accordance with Section 380.06(4)(c), Florida Statutes, with the Clerk of the Circuit Court of St. Johns County. The recording of this notice shall not constitute or provide actual or constructive notice of a lien, cloud or encumbrance of the DRI property. The conditions of this Development Order shall run with the land and bind the successors and assigns of the Owner of the DRI property. Any contract

or agreement for sale of those interests by the Owner for all or any part of the property subject to this Development Order shall contain a legend substantially in the following form clearly printed or stamped thereon:

THE PROPERTY DESCRIBED IN THIS AGREEMENT IS PART OF THE SILVERLEAF 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 WHITE'S FORD TIMBER, LLC. 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, OR AT THE OFFICE OF THE DEPARTMENT OF COMMERCE, TALLAHASSEE, FLORIDA.

11. **Application for Proposed Changes.** The Owner shall comply with provisions of the Florida Statutes in effect at the time of proposed changes to the DRI with regard to the process of making such changes. The Owner acknowledges that any change in the DRI may be required to comply with the State and County Comprehensive Plans in effect at the time of the requested change depending upon the nature of the requested change. The County acknowledges that the use of the conversion tables included in this Development Order shall not be deemed a change in the Development Order. The County acknowledges that a change that affects only one portion of the DRI shall not trigger a review of the entire DRI for consistency with changes in the State or County Comprehensive Plans since the date of the original enactment of the DRI. Only the portion or the specific provisions of the DRI or Development Order specifically affected by the change may be required to meet consistency

with changes in the State and County Comprehensive Plans since the date of the original enactment of the DRI. In reference to this General Condition 11, the County and the Owner intend to comply with the requirements of law with regard to changes in the DRI and Development Order, and no party waives its right to contest the applicability of any purported requirement of law to any particular proposed change in the future.

12. **Status of Development Rights.** The County acknowledges that the Owner has, by virtue of this Development Order, made substantial commitments to mitigate for impacts of proposed development pursuant to this Development Order. The Owner will also make substantial investments in construction and development of the infrastructure required under this Development Order, all in reliance upon realization of all development rights granted pursuant to this Development Order. Accordingly, the rights of the Owner to construct the development as set forth in General Conditions 2 and 3 are intended to be vested rights and shall not be subject to downzoning or unit density reduction or intensity reduction, except as provided in General Condition 6 of this Development Order. Future modifications to the St. Johns County Land Development Code and other laws or regulations of the County affecting development shall apply to the development approved pursuant to this Development Order except to the extent that (a) such application would be inconsistent with Section 163.3167(10)(a), Florida Statutes, (b) such future modifications, laws or regulations conflict with specific provisions, conditions or commitments set forth in this Development Order and substantially diminish the development rights granted in this Development Order, or (c) such modifications require mitigation for development impacts which have been reviewed under Section 380.06, Florida Statutes, and addressed in this Development Order. The Owner does not waive any statutory or common law vested right or equitable estoppel right they now

have or may acquire in the future to complete any portion of the DRI in accordance with the applicable state and local laws and ordinances in effect at the time this Development Order becomes effective.

13. 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) deviation from the terms or conditions of this Development Order, or other changes to the approved development, which create a reasonable likelihood of adverse regional impacts which were not evaluated in the review by St. Johns County; or
- (b) termination of this Development Order.

Upon a finding that (a) is present, the St. Johns County Board of County Commissioners shall order compliance with applicable provisions of Section 380.06, Florida Statutes, and development within the DRI may continue, as approved, during the DRI review in those portions of the development which are not affected by the proposed change. Upon a finding that (b) is present, the St. Johns Board of County Commissioners shall order a termination of all development activity (except development activity authorized under Section 380.06(4), Florida Statutes) until such time as a new DRI application for development approval has been submitted, reviewed and approved in accordance with Section 380.06(7), Florida Statutes.

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

SPECIAL CONDITIONS

15. **Vegetation and Wildlife.** Most of the project site has been and will continue to be used for silvicultural and agricultural purposes. Land uses allowable within the Rural/Silvicultural future land use classification of the Comprehensive Plan may continue within the portion of the DRI that remains designated Rural/Silvicultural on the St. Johns County Future Land Use Map except that no residential units or non-residential structures may be developed within the portion of the DRI that is designated Rural/Silvicultural on the St. Johns County Future Land Use Map except for two recreational cabins with accessory barns. Silvicultural and agricultural activities within parcels outside of the areas designated Rural/Silvicultural may continue until the commencement of development of each such parcel excluding areas designated as conservation or preservation and provided that an average 25-foot natural vegetative upland buffer around the contiguous jurisdictional wetlands is maintained. All silvicultural and agricultural activities shall comply with the requirements of Policies E.2.2.2 and E.2.2.3 of the 2015 Comprehensive Plan (May 2000) where applicable.

(a) **Gopher Tortoises.** Based on a Gopher Tortoise Survey conducted by Environmental Services, Inc. in January 2005, the original SilverLeaf DRI property contained approximately 481 acres of occupied Gopher Tortoise habitat. The habitat area is depicted on Map G, Significant Wildlife, incorporated in the ADA Second Sufficiency Response. Prior to development within the Gopher Tortoise habitat area depicted as occupied, the Owner obtained a Gopher Tortoise Incidental Take Permit from the Florida Fish and Wildlife Conservation Commission (“FFWCC”) under permit number STJ-80. A copy of the Gopher Tortoise Incidental Take Permit was provided to St. Johns County. Mitigation was paid to the FFWCC Land Acquisition

Trust Fund as impacts to the Gopher Tortoise and its habitat in the amount of \$519,400.00 as required under the Incidental Take Permit. In addition, the Owner voluntarily relocated the tortoises. Based on a Gopher Tortoise Survey for the Goodman Tract conducted by Carter Environmental Services in December 2013, no gopher tortoises or their appropriate habitats exist within the Goodman Tract. As a result, this condition is satisfied as to the original DRI, as previously amended. The Wildlife surveys conducted by Carter Environmental Services in connection with the 2019 Added Lands found a gopher tortoise population located only on the Grande Creek Parcel. With regard to the Grande Creek Parcel, a gopher tortoise survey has been performed, a FFWCC gopher tortoise relocation permit has been obtained, and all gopher tortoises located within the footprint of development have been relocated to a designated off-site recipient site prior to commencement of construction on the site. The Wildlife surveys conducted by Carter Environmental Services in connection with the 2021 Added Lands found gopher tortoise population located only on the far southeastern corner of the Trout Creek South parcel. With regard to the Trout Creek South parcel, a gopher tortoise survey will be performed, a FFWCC gopher tortoise relocation permit will be obtained, and all gopher tortoises located within the footprint of development will be relocated to a designated off-site recipient site prior to commencement of construction on the parcel.

- (b) **Wildlife Crossings**. The Owner has installed wildlife underpasses for wetland dependent species at the time of construction of the project's Regional roads in the two locations identified on **Exhibit 1** (Map H). Each wildlife underpass within SilverLeaf consists of prefabricated and arched concrete structures, with an opening

of a minimum of ten (10) feet wide and a vertical clearance of approximately six (6) feet, and shall include a contiguous dry portion equal to the lesser of six (6) feet or 25 percent (but not less than four (4) feet) of the total underpass which is above base flow of the drainage system. These wildlife underpasses have been installed and this requirement of the DRI has been satisfied. The Owner shall install a non-underpass type wildlife crossing in the location of the local road shown on Map H. There may be other, non-underpass type, wildlife crossings within SilverLeaf installed for other local roads not yet depicted on Map H. Wildlife crossing signs and reduced speed limit designations will be posted on the project roads in the vicinity of these non-underpass type wildlife crossings. In addition, any roads that cross preservation areas or buffers will incorporate non-underpass wildlife crossings meeting the requirements of Comprehensive Plan Policy B.1.6.13.

- (c) **Discovery of Eagle's Nests.** There is one known eagle's nest within the DRI and another eagle's nest near the DRI that may be impacted by development within the DRI. The nest within the DRI is located on the Trout Creek Parcel and the off-site nest near the DRI is located on property west of the Grande Creek Parcel. Bald Eagle Management Plans for protection of the nests have been prepared, submitted and approved during the Planned Unit Development rezoning process to demonstrate "equal to or better than protection" than currently exists for the nests in compliance with the requirements of the St. Johns County Land Development Code. If any other Eagle's nests are discovered within the DRI, the Owner shall comply with all requirements of law, including applicable provisions of the St. Johns County Land Development Code, with regard to such Eagle's nests.

16. **Wetlands.**

(a) **Wetland Conservation and Wetland Impacts.** Jurisdictional wetlands within areas depicted on Map H as Open Space shall be conserved except that areas that remain within the Rural/Silvicultural future land use designation on the Future Land Use Map or areas subject to recorded conservation easements may continue to be used for silvicultural activities subject to compliance with applicable law and the terms of the conservation easements. Logging and other similar silvicultural operations within wetland areas remaining in the Rural/Silvicultural land use designation shall terminate when the existing timber lease expires or is terminated except for activities associated with permitted borrow pits, permitted wetland creation, restoration or enhancement projects and fire prevention and control approved by the St. Johns River Water Management District (“**SJRWMD**” or the “**District**”). The wetlands to be conserved shall be protected by recordation of conservation easements prior to or at the time of platting of adjacent upland areas in accordance with the terms of the applicable Environmental Resource Permit (“**ERP**”) issued by the SJRWMD. No logging or other similar silvicultural operations shall be conducted within the wetland areas to be conserved or within the required upland buffer areas adjacent to the wetlands to be conserved except for environmental enhancement activities and fire prevention and control as approved by the SJRWMD but not affecting the Upland Buffers required by St. Johns County. Wetland impacts for the entire DRI shall not exceed 475 acres (including impacts within the Goodman Tract and impacts associated with the construction of CR 2209). Mitigation for proposed wetland impacts shall be subject to approval by the District and the United States Army Corps of Engineers (“**ACOE**”). Upland buffers consistent with

St. Johns County Land Development Code Section 4.01.06 shall be provided. Wetland mitigation will include wetland and upland preservation and may include wetland restoration, enhancement, and creation and upland buffer enhancement as part of the mitigation plan under the District and ACOE permits. The exact boundaries of wetland areas to be conserved shall be determined in connection with wetland permitting by the District and ACOE. The limits of conserved wetlands shall be delineated on engineering plans submitted for approval by St. Johns County. All engineering plans submitted to St. Johns County for approval shall be consistent with the requirements of applicable permits issued by the District and other applicable state and federal agencies, if any. All turf areas associated with golf courses and contiguous (non-isolated) wetlands within golf courses shall have a minimum upland buffer of 25 feet measured from the District wetland jurisdictional line.

(b) Upland Buffers. The Owner shall comply with St. Johns County Land Development Code Section 4.01.06, established pursuant to the Comprehensive Plan Policy E.2.2.4, and St. Johns County Land Development Code Section 4.01.06, which require a natural vegetative upland buffer averaging 25 feet for contiguous wetlands within the DRI. The minimum upland buffer shall be ten (10) feet in width, except for those areas adjacent to unavoidable wetland impacts as set forth in Section 4.01.06 of the St. Johns County Land Development Code.

(c) Conservation Easements. Conserved wetlands and the adjacent natural vegetative upland buffer shall be protected by recorded conservation easements meeting the requirements of Section 704.06, Florida Statutes.

17. Stormwater Pollution Prevention. Construction activity within the SilverLeaf DRI shall be conducted in accordance with a stormwater pollution prevention plan developed pursuant to the National Pollution Discharge Elimination System (“NPDES”) permitting program. The model Stormwater Pollution Prevention Plan for SilverLeaf is attached as **Exhibit 4**. 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 natural vegetated upland buffer or landward of the natural vegetated 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. All contractors working within the SilverLeaf DRI shall be notified of the requirement for a stormwater pollution plan developed pursuant to the NPDES permit program and shall be advised of the requirements for silt fencing set forth in this Special Condition. In addition, the Owner agrees to incorporate practices such as the use of slow release fertilizer and other Best Management Practices into its property management contracts to further improve surface water quality.

Water Quality – Golf Course. If the 18-hole golf course is constructed within the SilverLeaf DRI, it shall comply with the Integrated Pesticide/Nutrient Management Plan attached as **Exhibit 7** (the “IPMP”). Any changes to the IPMP required by the SJRWMD, the Northeast District of the Florida Department of Environmental Protection (“FDEP”) or any other applicable agency with jurisdiction may be to be made to the IPMP without the necessity of a Development Order Amendment or other modification of the DRI. Petroleum or chemical storage tanks associated with operation of the golf course shall not be stored

closer than 200 feet from wetlands or water bodies unless secondary containment is provided.

18. Water Quality Monitoring. The Owner shall establish two water quality monitoring stations for Trout Creek, TC-1 and TC-2 in the locations depicted in the Water Quality Monitoring Plan attached as **Exhibit 5**. Sampling and testing of water quality at the monitoring stations and reporting of the results shall be conducted in accordance with a water quality monitoring plan approved by the FDEP. The water quality monitoring plan may be amended with the consent of FDEP and the Owner without the need to file an application for Development Order Amendment.

19. Floodplains. All construction within the 100-Year Floodplain shall comply with applicable federal, state and local laws and regulations. No permits for residential, commercial or public buildings will be issued for construction within any portion of the 100-Year Floodplain where the base flood elevation has not been established until the Owner 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 comply with St. Johns County Land Development Code, Part 3.03.00, Flood Damage Control Regulations.

20. Water Supply.

- (a) Development shall occur concurrent with the provision of adequate central potable water service meeting the adopted level of service in the St. Johns County Comprehensive Plan. The St. Johns County Utility Department will provide central water service to the majority of the DRI, and the JEA will provide water service to the portions of the DRI within its service area.

(b) Irrigation demands for the portion of the DRI in the St. Johns County Utility Service Area will be met with reuse water. Wastewater effluent treated to public access standards will be the primary source of irrigation for the portion of the project within the St. Johns County Utility Service Area (including any golf course within the DRI) with stormwater detention ponds serving as a secondary source of irrigation for common areas and shallow (surficial aquifer) or intermediate wells as a third source. Distribution lines for reuse will be installed concurrent with development of the portion of the project within the St. Johns County Service Area for all uses in the project (residential and non-residential, including the golf course if constructed). Reuse water shall consist of the following sources:

- (i) Wastewater effluent treated to public access standards and delivered to the end user by the utility provider;
- (ii) Stormwater.
- (iii) Shallow (surficial aquifer) or intermediate wells.

JEA cannot provide reuse water within its service area.

- (c) Water conservation strategies, including the encouragement of xeriscape landscape techniques and low-flow plumbing fixtures shall be incorporated in the construction, operation, and maintenance phases of the development and shall be included in the covenants and restrictions.
- (d) The Owner shall display information on xeriscaping, native vegetation, drought tolerant vegetation, water conservation guides and IFAS Cooperative Extension Services' Florida Yards and Neighborhoods in a prominent location within the SilverLeaf sales offices. The Owner shall cooperate with the District to promote its

“water star” program. The Owner shall also cooperate with FP&L to promote its “build smart” program.

- (e) Common areas within the SilverLeaf DRI will be landscaped using a water wise approach that uses drought tolerant or native vegetation varieties as 50 percent of the landscape vegetation. Slow release fertilizer shall be used within common areas and on any golf course within the DRI, and the Owner will encourage homeowners to use slow release fertilizer on their yards. The requirement for 50 percent drought tolerant or native vegetation varieties shall be calculated over the entire landscaped area for the entire project. This Special Condition does not require each individual parcel to meet the 50 percent water wise landscaping requirement. Native or drought resistant plants, including those in the District *Water Wise Florida Landscapes*, the Florida Native Plants Society’s list of native landscape plants for St. Johns County, *A Gardner’s Guide to Florida Native Plants* or comparable guidelines shall provide the information for the water wise landscaping. The Owner shall utilize at least 70 percent of fertilizer use in slow release/organic form throughout developer-maintained areas (or any entities that may take over in the future). These areas include golf courses and common areas serving commercial areas and residences. Fertilizers applied to turf grasses within the golf course and common landscape areas may be applied through time release granular form or the golf course irrigation system. Prior to fertilizer being applied with the irrigation system, a Best Management Practices document for fertigation shall be prepared by the Owner and approved by St. Johns County.

- (f) Active wells within the DRI may continue to be used for agricultural purposes in accordance with District rules and consumptive use permits issued by the District so long as such agricultural practices continue. Any well no longer required for the agricultural activities within the DRI shall be properly plugged and abandoned in accordance with District rules and regulations when the area around such well is developed.
- (g) Private wells shall be permitted within the DRI for the sole purpose of providing water to fill and refill swimming pools at community amenity centers.

21. Wastewater Management.

- (a) Development of the SilverLeaf DRI 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 Department. St. Johns County will serve the majority of the DRI, and JEA will serve the portion of the DRI within its service area.
- (b) Septic systems may only be used in connection with remote recreational amenities. When a central sewer system is installed within 200 feet of a temporary septic system, the septic system shall be removed and central sewer and water service shall be provided to the recreational amenity.

22. Stormwater Management. The surface water management system for the SilverLeaf DRI shall be designed in accordance with applicable SJRWMD and St. Johns County Land Development Code requirements. Development within the DRI shall use Best Management

Practices for Erosion Control as required by the applicable National Pollution Discharge Elimination System (“NPDES”) permit.

23. **Solid Waste.** The SilverLeaf DRI 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.

TRANSPORTATION RESOURCE IMPACTS

24. **Transportation.** Pursuant to Section 163.3180(5), Florida Statutes, the Owner contributed \$78,528,877.00 (the “**Original Transportation Mitigation**”) in funded transportation improvements to offset the impacts of the DRI through the time of the 2020 DRI Modification application to the regional transportation system, as described in Subsections 24(a)(i) and (ii) and Subsection 24(b) below. These contributions were completed as of March 31, 2020. Related to the 2021 DRI Modification application, the Owner will contribute \$30,178,024.00 (the “**Additional Transportation Mitigation**”, and sometimes collectively with the Original Transportation Mitigation, the “**Transportation Mitigation**”) in funded transportation mitigation improvements to offset the impacts of development rights proposed in such application to the regional transportation system, as described in Subsections 24(a)(iii) and (iv) below, to offset the impacts of the 2021 Additional Land being added to the DRI. The Additional Transportation Mitigation, together with the Original Transportation Mitigation, sum to a total of \$109,060,292.00. Related to the 2024 DRI Modification application, the Owner will increase its mitigation in Subsection 24(a)(v) below. The County and the Owner agree that the Original Transportation Mitigation and the Additional Transportation Mitigation, as increased in the 2024 DRI Modification, are deemed sufficient to fully mitigate for all the transportation impacts of the DRI for the development rights and configuration

approved in this Development Order through full buildout. 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), Florida Statutes, as authorized by this Development Order. The Transportation Mitigation is sufficient to pay for or construct one or more required improvements which will benefit regionally significant transportation facilities and meets the requirements set forth in Section 163.3180(5), Florida Statutes. The improvements to be constructed by the Owner (with associated construction costs) and related mitigation value to be received by the Owner are set forth on attached **Exhibit 6** and are described below.

(a) **Proportionate Share Contribution Improvements.** SilverLeaf shall pay for and construct the following transportation improvements, including right-of-way acquisition costs within the phase and timeframe specified below.

- (i) CR 2209/Phase 1: The Owner, or its successor or assigns, shall be responsible for the design and construction of CR 2209 (“**St. Johns Parkway**”) as a four-lane road from the end of the existing pavement of CR 2209 at its intersection with the entrance to the Johns Creek PUD (“**Johns Creek Parkway**”) to the SR 16 Connector (“**SilverLeaf Parkway**”). The portion of the road from Johns Creek Parkway to the point at which the road enters the DRI shall be constructed within a 200-foot-wide right-of-way. Owner has previously conveyed a separate 50-foot-wide tract to St. Johns County for possible future expansion of CR 2209. The portion of the road from the northern boundary of the

SilverLeaf DRI to the SR 16 Connector shall be constructed within a 250-foot-wide right-of-way. The SilverLeaf DRI shall be responsible for all construction costs, including the cost of wetland mitigation, and all right-of-way costs. These improvements, including the cost of a 12-foot-wide multi-use path from CR 210 to the SR 16 Connector, have an allocated cost of \$31,910,538.00, which includes the value of 150 feet of right-of-way width for a four (4)-lane divided typical roadway section.¹ These improvements shall be commenced prior to final plat approval for single-family development or building permits for a commercial or multi-family development within SilverLeaf. Also, prior to final plat approval for single-family development or building permits for a commercial or multi-family development within SilverLeaf, the Owner shall provide financial assurance to St. Johns County in the form of a cash deposit, bond, letter of credit, three-party agreement or funded commitment from a Community Development District (or a similar entity) that the improvement will be completed within two years of the requested approval or permit. Any state of emergency legislative extensions granted after the Effective Date of this Development Order shall not operate to extend the improvement's two (2)-year completion date. The design criteria for the portion of CR 2209 to be constructed by the Owner shall be as follows:

- a. the SilverLeaf stormwater management system, including outfall structures and pond sizes, shall be designed and permitted by

¹ The value of the additional right-of-way for possible future six-laning is included in the Phase 2 Transportation Mitigation amount.

SilverLeaf to accommodate a six-lane CR 2209 from Johns Creek Parkway to International Golf Parkway even though SilverLeaf will only build four lanes from Johns Creek Parkway to the SR 16 Connector.

- b. The portion of CR 2209 from Johns Creek Parkway to approximately the access to Parcel 4 as shown on Map H, approximately one to one and a half (1 to 1.5) miles, will be built as an urban four lane road with future expansion to six lanes by others planned to occur on the outside of the 200-foot-wide right-of-way.
- c. The portion of CR 2209 from approximately the access to Parcel 4 as shown on Map H south to the SR 16 Connector shall be built as a four-lane modified rural/suburban road within a 250-foot-wide right-of-way.
- d. the design speed shall be 55 mph in modified rural sections and 50 mph in urban sections;
- e. posted speed shall be 50 mph in modified rural sections and 45 mph in urban sections;
- f. the Access Management Class shall be Class 3; and
- g. the road will include a 12-foot-wide multi-use path as described in Special Condition 28(c).

This development condition has been satisfied as of March 31, 2020.

- (ii) SR 16 Connector/Phase 1: The Owner, or its successors or assigns, shall be responsible for the design and construction of the SR 16 Connector from CR 2209 to SR 16 as a modified rural/suburban four lane road within a 150-foot-wide right-of-way. This improvement shall include funding of construction of the intersection improvement at the intersection of the SR 16 Connector and SR 16. This road will also include a 12-foot-wide multi-use path. The allocated cost of this improvement is \$17,449,500.00. This cost includes the value of the 150-foot right-of-way required for a four-lane typical roadway section. This improvement shall be commenced prior to final plat approval for single-family development or building permits for a commercial or multi-family development within SilverLeaf. Also, prior to final plat approval for single-family development or building permits for a commercial or multi-family development within SilverLeaf, the Owner shall provide financial assurance to St. Johns County in the form of a cash deposit, bond, letter of credit, three-party agreement cash deposit or funded commitment from a Community Development District (or similar entity) that the improvement will be completed within two years. Any state of emergency legislative extensions granted after the Effective Date of this Development Order shall not operate to extend the improvement's two-year completion date. This development condition has been satisfied as of March 31, 2020.
- (iii) CR 2209/Phase 1(a): The Owner shall convey to St. Johns County the right-of-way for the future six-lane segment of CR2209 from the SR16

Connector to International Golf Parkway (the “**IGP Connector**”) together with preliminary engineering plans, an environmental resource permit and dredge and fill permit, wetland mitigation and a stormwater easement agreement for the DRI to accept and treat the stormwater from the future six-lane facility upon completion and acceptance by the County of CR 2209 from Johns Creek Parkway to the SR 16 Connector. The value of the additional approximately 125 acres of right-of-way and the plans, permits, wetland mitigation and stormwater easement agreement is \$29,168,840. This condition was satisfied on December 3, 2019.

- (iv) County Road 16A Connector Road: The Owner, or its successors or assigns, shall be responsible for the design, permitting and construction of a collector road that will connect from the Silver Lake Drive Extension (as defined in Special Condition 24(a)(iv) below) south to County Road 16A (the “**County Road 16A Connector Road**”). The County Road 16A Connector Road will be designed and constructed as a two (2)-lane urban collector section. This improvement shall include funding of construction of intersection improvements at the intersections of the County Road 16A Connector Road and County Road 16A and the County Road 16A Connector Road and the Silver Lake Drive Extension. The County Road 16A Connector Road will include a 12-foot-wide multi-use path on one side of the road. The mitigation value of this improvement is \$5,382,659.00. This cost includes the value of the right-of-way required for a two (2)-lane typical urban roadway section.

The Owner, or its successors or assigns, will design, permit and commence construction of the County Road 16A Connector Road no later than January 1, 2026. Construction of the County Road 16A Connector Road shall be completed within two (2) years of commencement. This improvement has commenced and will be completed as of December 1, 2024.

- (v) The Owner, or its successors or assigns, will contribute the sum of \$4,164,486.00 to St. Johns County for improvements to the section of County Road 16A between the utility site on Parcel 33 and SilverLeaf Parkway. Such funds will be provided to the County within sixty (60) days following the approval of this DRI Modification application (DRI MOD 2024-01).
- (vi) Silver Lake Drive Extension: The Owner, or its successors or assigns, shall be responsible for the design, permitting and construction of a collector road that will connect from CR 2209 (St. Johns Parkway) south of the First Coast Expressway, west and then north through SilverLeaf Parcels 16, 15, 14, 9, 6 and 4, and connect to CR 2209 (St. Johns Parkway) north of the First Coast Expressway (the “**Silver Lake Drive Extension**”). The Silver Lake Drive Extension shall be designed and constructed as a four (4)-lane collector road from CR 2209, through SilverLeaf Parcels 16, 15 and 14, until it intersects with the County Road 16A Connector Road. From its intersection with the County Road 16A Connector Road, the Silver Lake Drive Extension will be designed and constructed as a two (2)

lane collector road until one-quarter mile before it intersects with CR 2209 north of the First Coast Expressway, with the last one-quarter mile of the Silver Lake Drive Extension being four (4) lanes at its intersection of CR 2209. The Silver Lake Drive Extension will include a 12-foot multi-use path on one side of the road. The mitigation value of the improvement is \$20,984,270.00. This cost includes the value of the right-of-way required for a four-lane and two-lane typical roadway section. Construction of the Silver Lake Drive Extension has commenced and will be completed within two (2) years of the County Commission's approval of this DRI Modification application. Construction of the Silver Lake Drive Extension will comply with County standards. This condition was satisfied on December 5, 2023.

(b) **Right-of-Way Dedication.** The Owner shall convey right-of-way for CR 2209 from the SR 16 Connector to International Golf Parkway to St. Johns County free of charge and free of liens but subject to deed restrictions limiting it to use as a road right-of-way and subject to a requirement that CR 2209 be constructed within the right-of-way. The deed may reserve to the Owner easements for access and drainage and be subject to covenants and restrictions that do not interfere with the intended use of the right-of-way. This condition was satisfied on December 3, 2019.

(c) **Limitation of development within proposed First Coast Expressway alignment.** Subsequent to the approval of Resolution 2015-241, the First Coast Expressway has been removed from the DRI. The Owner, by separate agreement with the Florida Department of Transportation and St. Johns County, has the right to construct certain

improvements, including CR 2209 (the “**Initial Improvements**”), within the proposed Northern Alignment of the First Coast Expressway as depicted in **Exhibit 9**. The Initial Improvements consist of the following:

- (i) CR 16A relocation and associated drainage/utilities.
- (ii) Collector road and associated drainage utilities.
- (iii) Drainage improvements. Temporary ditch by SilverLeaf, culverts by FDOT.
- (iv) CR 2209 and associated drainage/utilities.
- (v) Drainage improvements. Temporary ditch by SilverLeaf, culverts by FDOT.
- (vi) Drainage improvements. Temporary ditch by SilverLeaf, culverts by FDOT.

(d) **Right-of-Way Acquisition.** The County acknowledges that the improvements contemplated to be completed by the Owner set forth above contain improvements identified in the County’s Capital Improvements Plan and which have been identified as priorities for the County’s infrastructure needs. As such, the acquisition of right-of-way to accomplish such improvements is a public purpose. In the event the Owner is unable to obtain the necessary right-of-way for the improvements set forth above, and the County does not confer on a Community Development District, to be formed by the Owner, the limited authority to acquire right-of-way for such improvements by the power of eminent domain, the County agrees to cooperate with the Owner in the initiation and prosecution of eminent domain proceedings for such acquisition. The eminent domain proceedings shall be at the Owner’s sole expense including, but not limited to, the amount of the award to the property owner(s),

attorneys' fees (including as may be awarded to the property owners and to be paid by the condemning authority), court costs, expert witness fees and court costs. The Owner currently owns all of the right-of-way for the contemplated improvements except for the right-of-way that may be needed for the possible improvements at the intersection of the SR 16 Connector and SR 16.

(e) **Transit.** In the event that public transit service is provided to SilverLeaf, transit passenger shelters and transit bays shall be constructed within the Town Center Parcels shown on Map H to facilitate transit service. These facilities shall be constructed within the rights-of-way of the applicable roadways. If St. Johns County identifies a specific needed transit facility improvement serving the DRI during Phase 1 of the retail development (as defined in Table 10-1 on Exhibit 3 of the Development Order), the Owner shall donate up to \$75,000 during Phase 1 to fund the identified need and up to \$50,000 to fund the identified need during Phase 2 of the retail development as defined in Table 10-1 on Exhibit 3 of the Development Order.

(f) **Master Transportation and Circulation Plan.** The project Master Transportation and Circulation Plan shall be substantially as shown on Exhibit 1 (Map H). However, the alignment of the roads shown on Map H may be adjusted by the Owner without modifying this Development Order. Further, any modification to the alignment or design of CR 2209 or other roads required by the District or ACOE to avoid wetlands or recorded conservation easements shall not require further DRI review.

(g) **Intersection Improvements.** The Owner constructed a traffic signal at the intersection of St. Johns Parkway and SilverLeaf Parkway, a traffic signal at the intersection of St. Johns Parkway and Silverlake Drive, and a traffic signal at the intersection of

SilverLeaf Parkway and SR 16 as of March 31, 2020. Additional signals, if any, will be installed in accordance with the requirements of Section 6.04.05 of the Land Development Code. In addition, the Owner's connections of regional roads to existing state and county roads, if any, will include intersection improvements such as signals and turn lanes to accommodate the transportation improvements in accordance with County or FDOT standards, as applicable.

(h) **Transportation Management Organization.** The Owner shall, at the request of the County, participate in any Transportation Management Organization ("TMO") sponsored by the County, Northeast Florida Regional Council or other transportation authority.

25. **Air Quality.** The following dust control measures shall be required during all construction within SilverLeaf:

- (i) Contractors will moisten soil or use resinous adhesives on barren areas, which shall include, at a minimum, all roads, parking lots and material stockpiles;
- (ii) Contractors will use mulch, liquid resinous adhesives with hydro-seeding or sod on all landscape areas;
- (iii) Contractors will remove soil and other dust-generating material deposited on paved streets by vehicular traffic, earth moving equipment, or soil erosion; and
- (iv) Contractors will use the best operating practices in conjunction with any burning resulting from land clearing, which may include the use of air curtain incinerators.

26. **Affordable Housing.** The Housing Study Summary in Tables 24-4 and 24-5 of the Application for Development Approval shows that there is no adverse impact on affordable housing as a result of the SilverLeaf project. Notwithstanding that result, the Owner voluntarily donated to St. Johns County 200 platted lots within the Armstrong Estates

subdivision on October 23, 2006 pursuant to the Deed of Dedication recorded at Official Records Book 2804, Page 1161, Public Records of St. Johns County, Florida. The donation was accepted by the County under Resolution No. 2006-344. The lots shall be used by St. Johns County to provide housing for very low and below very low-income levels (70 percent of the lots) to low and moderate income (30 percent of the lots). Residents of the Armstrong neighborhood participating in the County's Homebuyer Program will receive a preference to purchase homes to be built on the donated lots. The County will work with Habitat for Humanity of St. Johns County to develop homes to serve very low-income residents of the Armstrong neighborhood. In addition, all Retail, Light Industrial, and Office development within the SilverLeaf project shall contribute \$0.70 per square foot to St. Johns County at the time of issuance of a building permit for such square footage, which shall be used by St. Johns County for down payment assistance, improvement of existing substandard housing and/or for the development and construction of very low and below income housing within the Armstrong neighborhood. In the alternative to the above contribution of \$0.70 per square foot, the Board of County Commissioners and the Owner, at their discretion, may enter into an agreement for the Owner to contribute the present value, as agreed upon by the County and the Owner, of the \$0.70 per-square-foot contribution for all Retail, Light Industrial and Office Development as a reasonable and proportional mitigation for this requirement. The present value contribution shall be used for one or more projects for down payment assistance, improvement of existing substandard housing and/or the development and construction of very low and below-income housing or associated infrastructure in a location agreed upon by the County and the Owner, which may be located outside the Armstrong Neighborhood. A minimum of \$200,000 of the present value contribution shall be spent

within the Armstrong Neighborhood. The programs instituted shall be sensitive to the current economic and cultural demographics of the community.

27. **Fire and Police Protection.** The Owner shall, within 60 days of a request by St. Johns County, donate an upland site to St. Johns County for construction of a police station and fire station within Parcel 19 at the location identified on Map H. The land to be conveyed to St. Johns County under this Special Condition shall be large enough to accommodate a 10,000-square-foot police station and the prototype fire station and horizontal site design improvements being used by the County as of the date of this Development Order taking into account the drainage and retention requirements for the fire station and the police station. The site is anticipated to be approximately three (3) to five (5) acres in size. In addition to conveyance of the land for the fire station and police station, the Owner or Community Development District shall either construct a stormwater treatment system on land outside of the site conveyed to the County that would accommodate the drainage and retention requirements from the police station and fire station or enlarge the site as needed to accommodate the required drainage and retention systems. The location of the police station site and the location of the fire station site may be changed by agreement between the Owner and the Sheriff and the Owner and Director of Fire Services, respectively, without the need for modification of the DRI.

28. **Recreation and Open Space.** In accordance with Policy F.1.3.1 of the Comprehensive Plan, a total of 198.9 acres of Neighborhood and Community Parks are required to serve the residents of the DRI at full build-out, which shall be demonstrated on incremental development plans approved for the SilverLeaf PUD. The recreation components described in this Special Condition 28 shall comply with and satisfy the requirements of Policy F.1.3.1

of the Comprehensive Plan for Community Parks and shall count toward satisfaction of the active recreation requirements of Section 5.03.03.E of the Land Development Code for the project. The SilverLeaf PUD shall meet or exceed the active recreation requirement of Section 5.03.03.E of the Land Development Code. Parcel 11 currently shown on Map H as Community Recreation may be substituted for other land within the DRI without the need to amend Map H or the Development Order and may then be developed in accordance with its underlying comprehensive plan designation, which is Residential-C.

(a) To satisfy the Community Parks requirement of Policy F.1.3.1 of the Comprehensive Plan, the Owner shall convey approximately 40 acres on County Road 16A (“the CR 16A Recreation Parcel”) within 120 days of the County’s request, to be given no sooner than 90 days after the Effective Date of this Development Order. [Completed] The Owner’s conveyance of the CR 16A Recreation Parcel to the County will satisfy approximately 40 of the 50 acres required of Community Parks. The remaining approximately 10 acres of Community Parks (public or private parks/amenity centers) required under Policy F.1.3.1 of the Comprehensive Plan will be constructed by the Owner within the DRI before the end of Phase 2 of the DRI. The level of service for Neighborhood Parks (approximately 81 acres) will be met neighborhood by neighborhood and will be demonstrated on approved construction plans. The location of the parks will be shown on incremental Master Development Plans or construction plans approved by the County.

(b) Through an impact fee agreement adopted by the Board of County Commissioners, park impact fee credits shall be allowed for the CR 16A Recreation Parcel and for any public parks constructed and dedicated within SilverLeaf in accordance with the applicable St. Johns County Impact Fee Ordinance. The County and the Owner agree that the impact fee

credits to be awarded for the CR 16A Recreation Parcel shall be equal to the appraised value of the site to be determined and agreed to by the Owner and the County at the time of conveyance of the site to the County and the approval of an impact fee credit agreement approved by the Board of County Commissioners (the “CR 16A IFCs”). However, the CR 16A IFCs may not be used or collected by the Owner until after certificates of occupancy have been issued for 2,000 residential units following the conveyance and acceptance by Resolution of the Board of County Commissioners of the CR 16A Recreation Parcel. After the issuance of the 2,000th residential unit certificate of occupancy has been issued, the CR 16A IFCs may be applied to impact fees assessed for residential units until the balance of the CR 16A IFCs has been exhausted. The Owner shall be entitled to impact fee credits for any other public Community Parks constructed by the Owner and conveyed to the County within the DRI which shall be available for use and collection by the Owner without restriction upon the approval of an impact fee agreement for such conveyance.

(c) The Owner shall convey to St. Johns County within 60 days of its request Parcel 13B for the County’s use as a passive Regional, Community or District park. Parcel 13B contains a segment of the Trout Creek Greenway as depicted on Map H. Parcel 13B shall include the existing bridge in the location of the historic tram road and raised road bed adjacent to the bridge, together with signage explaining the historic significance of the tram. No impact fees shall be awarded for the conveyance of Parcel 13B.

(d) Any park dedicated to St. Johns County shall be accessible to the public at large and shall not be located within limited access or gated areas controlled by private entities, the School District, a property owners association or a CDD. Any acceptance of dedication shall be at the sole discretion of the Board of County Commissioners.

(e) The Owner shall construct a 12-foot-wide multi-use path adjacent to any portion of CR 2209 constructed by the Owner from CR 210 to the SR 16 Connector as CR 2209 is constructed. The multi-use path may be constructed within the right-of-way CR 2209, within the scenic edges associated with CR 2209, or within a combination of the right-of-way and the scenic edges. In addition to the 12-foot multi-use path and the sidewalks constructed in accordance with the requirements of the St. Johns County Land Development Code, the Owner shall cooperate with St. Johns County in the County's efforts to locate a trail within the Florida Power & Light easement that traverses the SilverLeaf DRI. Any portion of the 12-foot multi-use path that must be located within the Florida Power & Light easement shall be subject to consent by the power company. [Completed]

29. Education.

(a) First 10,700 Non-Age-Restricted Residential Units. The Owner and the St. Johns County School District (the "**School District**") agreed that the student projection for this DRI, as approved in Resolution No. 2019-165 (the "**2019 DO**"), was 4,870 K-12 students based upon 10,700 non-age restricted residential units and a formula of 0.59 students per single-family unit and 0.22 students per multi-family unit. If 10,700 non-age restricted residential units are constructed pursuant to the 2019 DO, then full mitigation for all school impacts will require proportionate share mitigation of \$98,487,818.50 (the "**Proportionate Share Mitigation**"), which may be satisfied by the conveyance of land suitable for school sites within or near the property (the "**School Site Conveyances**") and payment of proportionate share funds (the "**Payment Obligation**") in accordance with the SilverLeaf School Proportionate Share Payment and School Siting Agreement between the School District, the County and the Owner dated June 11, 2019 and recorded in Official Records Book 4741, Page 1211, Public

Records of St. Johns County, Florida, as amended by that certain Consent Amendment to SilverLeaf DRI School Proportionate Share Payment and School Siting Agreement dated March 5, 2020 and recorded in Official Records Book 4902, Page 513, Public Records of St. Johns County, Florida (the “**2019/2020 School Agreement**”). The Owner has completed the School Site Conveyances of 161 acres, valued at \$17,909,479.50, to the School District. The Owner, its successors and assigns, shall make the Payment Obligation of the greater of \$7,791.00 per non-age-restricted residential unit (the “**Unit Cost**”) or the then-applicable school impact fee to the School District at the time of electrical energization of each unit in order to maintain the level of standard for school capacity in all affected Concurrency Service Areas. Map H shows the locations of the K-8 school site on Parcel 10, the K-8 school site on Parcel 29C and the approximately 104-acre school site located adjacent to and contiguous with the SilverLeaf DRI boundary that have already been dedicated to the School District. The high school site has frontage on CR16A, with access from CR 16A to be contingent upon approval by St. Johns County driveway/connection permit.

(b) Non-Age-Restricted Residential Units Exceeding 10,700. The Owner and the School District acknowledge that additional K-12 students will be generated by the development of additional non-age-restricted residential units approved by Resolution No. 2021-551. The Owner and School District shall work together to identify one additional K-8 school site within or near the 2021 Added Lands for the Owner to dedicate to the School District. The balance of the proportionate share mitigation for non-age-restricted residential units shall be satisfied by the payment of the greater of the Unit Cost or the then-applicable school impact fee at the time of electrical energization of each residential unit. Details related

to the additional K-8 school site and other proportionate share mitigation will be documented in an amendment to the 2019-2020 School Agreement.

(c) School Impact Methodology. If the School District changes the method by which it assesses mitigation for school impacts, or the County eliminates or changes its methodology or authorization for school concurrency or school impact fees, the Owner may modify this Special Condition 29 for all units or lots for which the Owner has not obtained County construction plan approval before the effective date of such change or elimination. The Special Condition shall be modified to reflect any new sources of funding for school facilities mitigation as soon as authority for such new sources is effective and binding.

(d) Age-Restricted Units. Notwithstanding anything to the contrary in this Special Condition 29, the Owner shall not have any payment obligation for public educational facilities for any non-residential development or residential units or lots: (a) that are converted to or are otherwise established as age-restricted residences governed by 30-year or longer term recorded restrictions that prohibit any person under the age of 18 years residing on the Property as a permanent residence; and (b) that controlling Florida law dictates do not so materially impact the public school system as to be subject to public school facilities mitigation or exaction.

30. **Impact Fees**. Impact fee credits towards any present or future impact fees that may be adopted by St. Johns County shall be allowed for any contribution of land, money (including, but not limited to, “proportionate share” or “fair share contributions”) or improvements made by or on behalf of the Owner or the Community Development District, as the case may be, for public facilities pursuant to the guidelines stipulated in Section 380.06(16), Florida Statutes, other applicable Florida laws, and St. Johns County Impact Fee ordinances 87-57,

87-58, 87-59 and 87-60, as they may be amended. The Owner proposes and the County agrees that, in the event that any contributions of land purchased by a Community Development District or, money (including “proportionate share” or “fair share payments”), or improvements funded or constructed with funds from a Community Development District give rise to impact fee credits to the Community Development District, then such impact fee credit shall be established in the name of the Community Development District. In the event that an owner contributes land for public facilities (including road right-of-way), such owner shall be entitled to impact fee credits applicable to land to be developed by such owner. The amount of such credit and the transferability of such credit shall be determined in accordance with applicable law and County ordinances as established by the County and with applicable Special Conditions of the Development Order. Notwithstanding anything to the contrary in this Development Order, the Owner has agreed to waive impact fee credits for school sites in accordance with the terms of the School Agreement.

31. **Community Development District.** The Owner has indicated that it may form one or more Community Development Districts (or other similar legislatively authorized entity) within the DRI pursuant to Chapter 190, Florida Statutes, as it may be amended from time to time. 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 Owner. Any Community Development District for SilverLeaf approved pursuant to Chapter 190, Florida Statutes, 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 of the indicated transportation improvements, school and park improvements set forth in this

Development Order and any other project required or authorized by this Development Order. Construction or funding by any such Community Development District of all such projects within or without the boundaries of the Community Development District required by this Development Order or necessary to serve the development approved by this Development Order is expressly approved. If the Owner is required by this Development Order to provide, pay for or otherwise cause to be provided, 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, then the Community Development District independently may satisfy such obligations. To the extent any such obligation under this Development Order is met or performed by the Community Development District, then the Owner shall no longer be subject to the obligation. The Owner proposes and the County agrees that, in the event that any contributions of land, money (including “proportionate fair share payments”), or improvements funded or constructed with funds from a Community Development District 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.

32. **Historical and Archeological Sites.** Should any regionally significant historical and archaeological resources be discovered in the course of development, the Owner shall immediately notify the Division of Historical Resources (the “**Division**”). No disruption of the findings shall be permitted until any further studies required by the Division are completed, the Division has rendered a recommendation and a mitigation plan has been agreed upon by the Owner and the Division. A Phase I Structural and Cultural Resource Survey has been performed on the Goodman Tract that identified one item of interest (an

existing raised roadbed for an existing trail or logging road in the approximate location of an historic timber tram road) which is not eligible for listing in the National Register of Historic Places (NRHP). However, the approximate location of the former timber tram road to the north and south of the existing bridge will be preserved as a Historic Conservation Area as noted on Map H and will be incorporated into the project's preservation area on the northern portion of the Goodman Tract and within Parcel 13B on Map H with pedestrian access to the areas. In addition, an interpretive sign will be installed at the bridge crossing describing the historical associations of this former railway, subject to approval of the signage text by the St. Johns County Historical Preservation Planning Department. The Historic Conservation Areas will be conveyed to the County in conjunction with the conveyance of Parcel 13B as set forth in Special Condition 28 above. Cultural resource assessment surveys of the 2019 Added Lands and 2021 Added Lands were performed, and there are no historic or archaeological sites eligible for listing on the NRHP that will be impacted by development of the 2019 Added Lands or the 2021 Added Lands.

33. **Severability.** If any stipulation or any portion or section of any stipulation contained in this Development Order is declared, determined to be, or adjudged invalid, illegal or unconstitutional by a court of competent jurisdiction, such adjudication shall not affect the approval granted in this Development Order, the other stipulations, or the other portions or sections of the affected stipulations, which shall remain of full force and effect as if the stipulation or portion or section of a stipulation so declared, determined to be or adjudged invalid, illegal or unconstitutional were not originally a part of this Development Order.

34. **Successor Agencies.** Whenever, within the terms of the stipulations, reference is made to any department, agency, board, commission, or other instruments of the federal, state, or

municipal governments, it is understood that such reference shall be construed to mean any future instrumentality which, by operation of law, may be created and designated as successor in interest or other which may be possessed of any of the powers and duties of any referenced instrumentality in existence on the effective date of these stipulations.

35. **Public Utilities.** Essential public utilities may be allowed within any of the land use categories shown on Map H except conserved wetlands subject to compliance with applicable law.

36. **Incorporation of Recitals.** The Recitals are hereby incorporated by reference.

RENDITION

Within ten (10) days of the adoption of this development order, St. Johns County shall render a copy of this Development Order with all attachments, certified as complete and accurate, by certified mail, return receipt requested, to the Florida Department of Commerce, Community Planning, the Northeast Florida Council, and the Owner.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, State of Florida, this 5th day of November, 2024.

BOARD OF COUNTY COMMISSIONERS

OF ST. JOHNS COUNTY, FLORIDA

By: _____

Sarah Arnold, Chair

ATTEST: Crystal Smith, Deputy Clerk

Brandon J. Patty, Clerk of Circuit Court & Comptroller

Adopted Regular Meeting: NOV 5th, 2024

Effective: Nov. 5th, 2024

Rendition Date: NOV 5th, 2024

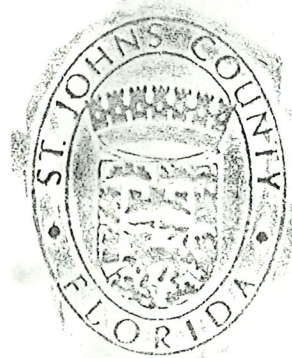


Exhibit 1

Map H, Master Development Plan



SILVERLEAF

MAP H MASTER DEVELOPMENT PLAN

July 18, 2024

LEGEND



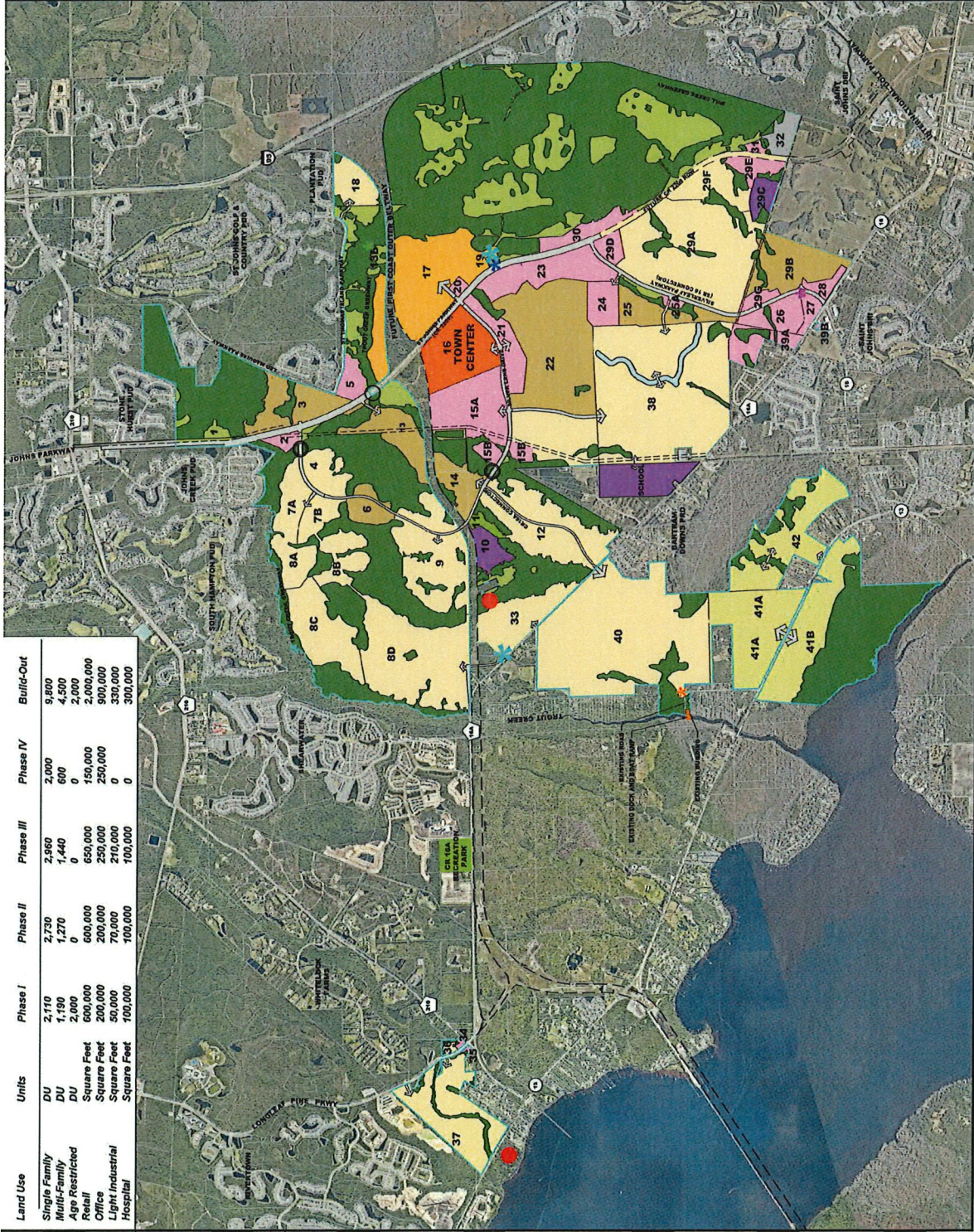
- Town Center / Mixed Use
- Mixed Use
- Residential Very Low Density
- Residential Low Density
- Residential Medium Density
- Residential High Density
- School Site
- Community Recreation
- Utility
- Roadways
- Open Space / Wetlands
- Open Space / Uplands
- Fire / EMS
- Utility Site
- Wildlife Underpass
- Wildlife Crossing
- Potential Roundabout
- Approx. Former Timber Tram Rd.
- Possible Future Amenity with Existing Improvements and or Additional Structures
- Existing Dock and Boat Ramp
- Existing Building
- Eagle's Nest

Note: the approximate location of the former timber tram road to the immediate north and south of the existing bridge shall be a Historic Conservation Area with pedestrian access. An interpretive sign will be installed at the bridge crossing.

PROJECT TEAM
 Whites Ford Timber, LLC - Owner
 Longleaf Planners, LLC - Owner
 Bout Creek Ventures, LLC - Owner
 Bout Creek Ventures, LLC - Owner

ETM, Inc. - Engineers, Planners, Transportation Consultant
 Rogers Towers - Legal Counsel
 Carter Environmental Services - Environmental Consultant
 Bio-Tech Consulting, Inc. - Environmental Consultant
 Heritage Cultural Services, LLC - Cultural Resources Consultant
 ETM Surveying & Mapping, Inc. - Land Surveyors

Source: ETM, St. Johns County



Land Use	Units	Phase I	Phase II	Phase III	Phase IV	Build-Out
Single Family	DU	2,110	2,730	2,960	2,000	9,800
Multi-Family	DU	1,190	1,270	1,440	600	4,500
Agri Restricted	DU	2,000	0	0	0	2,000
Retail	Square Feet	600,000	600,000	650,000	150,000	2,000,000
Office	Square Feet	200,000	200,000	250,000	250,000	900,000
Light Industrial	Square Feet	50,000	70,000	210,000	0	330,000
Hospital	Square Feet	100,000	100,000	100,000	0	300,000

Exhibit 2

2021 Revised Table 10-1A - Land Use Equivalency Table

TO:	Single Family	Multi-Family	Age Restricted	Hospital	Commercial	Office	Light Industrial
FROM:	(DU)	(DU)	(DU)	(sf)	(sf)	(sf)	(sf)
Single Family (DU)	1	2.3584	5.1884	N/A	N/A	N/A	N/A
Multi-Family (DU)	0.4240	1	2.2000	N/A	N/A	N/A	N/A
Age Restricted (DU)	0.1927	0.4545	1	N/A	N/A	N/A	N/A
Hospital (sf)	N/A	N/A	N/A	1	0.3889	0.6364	1.7500
Commercial (sf)	N/A	N/A	N/A	2.5714	1	1.6364	4.5000
Office (sf)	N/A	N/A	N/A	1.5714	0.6111	1	2.7500
Light Industrial (sf)	N/A	N/A	N/A	0.5714	0.2222	0.3636	1

Trip Generation Rate Calculations

Land Use	Net New External Trips	Quantity (DU or SF)	Trip Rate (trips/unit)
Single Family	7,017	9,800	0.7160
Multi-Family	1,366	4,500	0.3036
Age Restricted	276	2,000	0.1380
Hospital	209	300,000	0.0007
Commercial	3,608	2,000,000	0.0018
Office	1,004	900,000	0.0011
Light Industrial	128	330,000	0.0004

Example:

Convert 100 DUs of Single Family Residential to Multi-Family Residential
 $100 \times 2.3584 = 235.84$
 100 Single Family Dwelling Units is equivalent to 236 Multi-Family Units

Convert 50,000 sf of Office to Light Industrial
 $50,000 \times 2.7500 = 137,500$
 50,000 sf of Office is Equivalent to 137,500 sf of Light Industrial

2021 Revised Table 10-1B - Minimum/Maximum Development Projections

Land Use	Units	Minimum	Maximum
Single Family	Dwelling Unit	5,000	11,000
Multi-Family	Dwelling Unit	1,000	6,200
Age Restricted	Dwelling Unit	0	3,000
Hospital	Square Feet	0	300,000
Commercial	Square Feet	500,000	3,000,000
Office	Square Feet	150,000	1,500,000
Light Industrial	Square Feet	50,000	500,000

Exhibit 3

Table 10-1, Land Use by Phase

TABLE 10-1 LAND USE BY PHASE						
Land Use	Units	Phase I 9/28/36	Phase II 9/29/36- 9/28/41	Phase III 9/29/41- 9/29/46	Phase IV 9/30/46- 9/29/52	Build Out 9/28/57
Single-Family (DU)	Units	2,110	2,730	2,960	2,000	9,800
Multi-Family (DU)	Units	1,190	1,270	1,440	600	4,500
Age Restricted (DU)	Units	2,000	0	0	0	2,000
Retail (s.f.)	s.f.	600,000	600,000	650,000	150,000	2,000,000
Office (s.f.)	s.f.	200,000	200,000	250,000	250,000	900,000
Light Industrial (s.f.)	s.f.	50,000	70,000	210,000	0	330,000
Hospital (s.f.)	s.f.	100,000	100,000	100,000	0	300,000

¹For purposes of phasing, single-family and townhome residential units shall be accounted for as of the date of recording of a plat. Multi-family and non-residential development shall be accounted for as of the date of construction plan approval.

Exhibit 4

**Stormwater Pollution Prevention Plan
[No Change]**

Exhibit 5

**Water Quality Monitoring Plan
[No Change]**

Exhibit 6

Transportation Mitigation Plan

EXHIBIT 6
TRANSPORTATION MITIGATION PLAN

COMPLETED									
Roadway	Limits	Road Type	Length (mi)	Improvement	Cost Per Mile FY 2012/2013	Construction cost (C/M*L)	R/W (19%) (CC*0.19)	Engineering Cost (46%) ((CC*RW) *.46)	Total Project Cost In FY 12/13
CR 2209	John's Creek Pkwy to Parcel 4 Access	Urban	1.54	Construct 4 Lanes-Urban	\$5,635,152	\$8,678,134	\$1,648,845	\$4,750,411	\$15,077,390
CR 2209	Parcel 4 Access to SR 16 Connector	Suburb	2.46	Construct 4 Lanes-Suburban	\$3,764,232	\$9,260,010	\$1,759,402	\$5,068,929	\$16,088,341
CR 2209 12' Multi-use Path	CR 210 to SR 16 Connector	Suburb	4.22	Upgrade 3/4W to 12' wide M/U Path	\$120,887	\$510,143	\$0	\$234,665	\$744,807
SR 16 Connector	CR 2209 to SR 16	Suburb	2.21	Construct 4 Lanes-Suburban	\$3,764,232	\$8,318,952	\$1,580,601	\$4,553,794	\$14,453,347
SR 16 Connector 12' Multi-use Path	CR 2209 to SR 16	Suburb	2.21	Upgrade 5/4W to 12' wide M/U	\$120,887	\$267,159	\$0	\$122,893	\$390,053
SR 16 Connector / CR 16A	Intersection	Suburb	N/A	Intersection Improvements	\$1,500,000	\$1,500,000	\$285,000	\$821,100	\$2,606,100
Right-of-way, Survey, Engineering, Permitting, Environmental Mitigation, and Drainage/Stormwater Treatment facilities*									\$29,168,840
Completed Total									\$78,528,877

PROPOSED - See Special Condition 24. Transportation										
Roadway	Limits	Road Type	Length (mi)	Improvement	Cost Per Mile FY 2020/2021	Construction cost (C/M*L)	R/W (19%) (CC*0.19)	Engineering Cost (46%) ((CC*RW) *.46)	Total Project Cost in FY 20/21	Mitigation Value ¹
CR 16A Connector	CR 16A to Silver Lake Drive Ext.	Urban	1.08	New 2-Lane	\$5,268,897	\$5,690,499	\$1,081,178	\$3,114,930	\$9,886,517	\$5,382,659
Silver Lake Drive	St. Johns Pkwy (CR 2209) South to SR 13 Connector	Urban	1.58	New 4-Lane	\$8,055,246	\$12,727,289	\$2,372,270	\$6,966,918	\$22,112,392	\$10,026,116
Silver Lake Drive	SR-13 Connector to Parcel 4 Access	Urban	1.6	New 2-Lane	\$5,268,897	\$8,430,235	\$1,601,745	\$4,614,711	\$14,646,691	\$7,018,208
Silver Lake Drive	Parcel 4 Access to St. Johns Pkwy (CR 2209) North	Urban	0.49	New 4-Lane	\$8,055,246	\$3,947,071	\$749,943	\$2,160,626	\$6,857,640	\$3,939,948
Monetary Contribution									\$11,769,765	\$4,164,468
Proposed Total									\$65,273,005	\$30,531,415
Grand Total									\$143,801,882	\$109,060,292

*Includes additional right-of-way for widening CR 2209 from 4 to 6 lanes from CR 210 to SR 16 Connector (42.78 acres); right-of-way for IGP Connector as 6 lanes from SR 16 Connector to IGP (89.24 acres); engineering design, permitting, wetland mitigation, and drainage/stormwater treatment for widening of CR 2209 from 4 to 6 lanes from Johns Creek Parkway to SR 16 Connector; engineering design, permitting, wetland mitigation, and drainage/stormwater treatment for IGP Connector as 6 lanes.

¹ Mitigation value was calculated as the total project cost prorated based on the portion of the maximum service volume not consumed by SilverLeaf traffic.

The Monetary Contribution of \$4,164,468 reflects a three percent annual inflation factor increase to the \$3,811,095 mitigation value of the roadway segment between County Road 16A and State Road 13 approved in Resolution No. 2021-551. The three-percent annual increase is above the average 2.7-percent FDOT inflation factor over the last three years.

Exhibit 7

**Integrated Pesticide/Nutrient Management Plan
[No Change]**

Exhibit 8

Intentionally Omitted

Exhibit 9

**Initial Improvements within Proposed First Coast Expressway
[No Change]**

EXHIBIT A

Legal Description

DRI Lands (Overall)

A portion of Sections 25, 26, and 35, and all of Section 36, Township 5 South, Range 27 East, a portion of Sections 1 and 12, Township 6 South, Range 27 East, a portion of Sections 19, 20, 30, 31, 32, 33, and 34, and a portion of Section 41, the William Harvey Grant, Township 5 South, Range 28 East, together with a portion of Section 38, the Antonio Huertas Grant, all of Sections 4, 5, and 6 and all of fractional Sections 8 and 9, Township 6 South, Range 28 East, all lying in St. Johns County, Florida, being more particularly described as follows.

For a Point of Beginning, commence at the Southeast corner of said Section 35, thence South 89°05'41" West, along the Southerly line of said Section 35, a distance of 3774.44 feet to a point lying on the Northerly right of way line of County Road 16A, a variable width right of way as presently established at this point, said point also being a point on a curve; thence along said Northerly right of way line the following seven courses: Course 1, thence Westerly, departing said Southerly line, and along the arc of said curve concave Southerly, having a radius of 1178.92 feet, through a central angle of 09°00'38", an arc length of 185.40 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 82°10'28" West, 185.21 feet; Course 2, thence North 03°19'14" East, 17.00 feet to a point on a curve concave Southerly, having a radius of 1195.92 feet; Course 3, thence Westerly, along the arc of said curve, through a central angle of 04°10'25", an arc length of 87.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 88°45'59" West, 87.10 feet; Course 4, thence South 89°08'48" West, 304.44 feet; Course 5, thence North 00°51'12" West, 50.00 feet; Course 6, thence South 89°08'48" West, 7.07 feet to Reference Point "A"; Course 7, thence South 89°08'48" West, 50 feet, more or less, to the centerline of Trout Creek; thence Northerly, departing said Northerly right of way and along the meanderings of said centerline of Trout Creek, 6386 feet, more or less; thence Northeasterly, continuing along said meanderings of Trout Creek, 11854 feet, more or less, to a point lying on an Easterly line of South Hampton Unit One, as recorded in Map Book 38, pages 32 through 50 of the Public Records of said St. Johns County; thence North 00°01'38" East, departing said centerline of Trout Creek, and along said Easterly line, 10 feet, more or less, to a point on said Easterly line which bears North 45°52'04" East, 11606.99 feet from said Reference Point "A"; thence continue North 00°01'38" East, along said Easterly line, 659.07 feet to the Southwesterly corner of Johns Creek ~ Phase 2, as shown in Map Book 64, page 3 through 14 of said Public Records; thence along the Southerly and Easterly line of said Johns Creek ~ Phase 2 the following 35 courses: Course 1, thence South 60°21'48" East, departing said Easterly line, 107.85 feet; Course 2, thence South 32°26'54" East, 69.32 feet; Course 3, thence South 33°40'02" East, 57.50 feet; Course 4, thence South 34°40'21" East, 84.06 feet; Course 5, thence South 57°14'31" East, 88.48 feet; Course 6, thence South 43°07'46" East, 116.60 feet; Course 7, thence South 61°22'00" East, 66.61 feet; Course 8, thence South 65°12'07" East, 76.12 feet; Course 9, thence South 70°32'14" East, 95.84 feet; Course 10, thence South 81°00'16" East, 102.26 feet; Course 11, thence North 81°53'34" East, 150.37 feet; Course 12, thence North 87°38'13" East, 327.98 feet; Course 13, thence North 19°18'37" East, 8.28 feet; Course 14, thence North 47°44'44" East, 78.94 feet; Course 15, thence North 23°58'29" East, 104.74 feet; Course 16, thence North 04°01'20" East, 74.44 feet; Course 17, thence North 11°56'26" East,

24.43 feet; Course 18, thence South 52°08'08" East, 438.55 feet; Course 19, thence South 48°44'53" East, 198.64 feet; Course 20, thence South 50°59'31" East, 210.86 feet; Course 21, thence South 43°19'38" East, 177.42 feet; Course 22, thence South 59°39'57" East, 21.72 feet; Course 23, thence South 83°55'21" East, 53.77 feet; Course 24, thence North 18°00'55" East, 308.39 feet; Course 25, thence North 25°43'18" East, 197.06 feet; Course 26, thence North 02°55'19" East, 131.75 feet; Course 27, thence North 22°43'33" East, 85.45 feet; Course 28, thence North 26°33'40" East, 132.48 feet; Course 29, thence North 14°42'24" East, 129.20 feet; Course 30, thence North 20°35'44" East, 112.43 feet; Course 31, thence North 28°09'07" East, 97.09 feet; Course 32, thence North 20°22'35" East, 11.48 feet; Course 33, thence North 12°39'46" West, 385.37 feet to a point of curvature of a curve concave Easterly, having a radius of 3150.00 feet; Course 34, thence Northerly, along the arc of said curve, through a central angle of 09°55'44", an arc length of 545.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°41'54" West, 545.18 feet; Course 35, thence North 02°44'02" West, 17.49 feet to a point lying on the Southerly line of Johns Creek, as recorded in Map Book 48, pages 76 through 95 of said Public Records; thence South 89°22'46" East, departing said Easterly line, and along said Southerly line of Johns Creek and along the Southerly line of those lands as described and recorded in Official Records Book 1620, page 56, said Public Records and its Easterly prolongation, a distance of 360.62 feet to a point lying on the Westerly line of that certain 75 foot Drainage Easement as described and recorded in Official Records Book 1603, page 1258, said Public Records; thence North 02°44'02" West, along said Westerly line 1993.22 feet to the Southwesterly corner of Stonehurst Plantation Unit Two-C, as recorded in Map Book 51, pages 9 through 16 of said Public Records; thence North 89°59'58" East, departing said Westerly line, along the Southerly line of said Stonehurst Plantation Unit Two-C, and along the Southerly line of Stonehurst Plantation Unit One-D, as recorded in Map Book 44, pages 72 through 77 of said Public Records, and along the Southerly line of Stonehurst Plantation Unit Two-A, as recorded in Map Book 49, pages 15 through 20 of said Public Records, a distance of 2261.34 feet to the Southeast corner of said Stonehurst Plantation Unit Two-A; thence North 20°43'08" East, along the Easterly line of said Stonehurst Plantation Unit Two-A, 1429.20 feet to the Southwesterly corner of Southlake Unit Two-A, as recorded in Map Book 37, pages 68 through 79 of said Public Records; thence North 89°41'25" East, along the Southerly line of said Southlake Unit Two-A, and along the Southerly line of Southlake Unit Two-B, as recorded in Map Book 39, pages 9 through 14 of said Public Records, a distance of 2663.77 feet to the Southeast corner of said Southlake Unit Two-B, said corner also being a point on the Westerly line of St. Johns Golf and County Club Unit One, as recorded in Map Book 40, pages 39 through 71 of said Public Records; thence South 00°00'28" West, along said Westerly line, 749.81 feet to an angle point in said Westerly line; thence South 72°16'20" West, continuing along said Westerly line, and along the Northerly line of St. Johns Golf and County Club Unit Four, Phase Four, as recorded in Map Book 52, pages 8 through 13 of said Public Records, a distance of 2624.51 feet to the Northwest corner of said St. Johns Golf and County Club Unit Four, Phase Four; thence South 00°00'07" East, continuing along said Northerly line of said St. Johns Golf and County Club Unit Four, Phase Four, a distance of 599.98 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 1732, page 1133 of said Public Records; thence along the Northerly, Westerly, and Southerly lines of said lands of Official Records Book 1732, page 1133 the following 4 courses: Course 1, thence North 89°59'09" West, 750.07 feet; Course 2, thence South 00°01'15" West, 600.03 feet; Course 3, thence South 61°54'38" East, 832.17 feet; Course 4, thence South 89°58'32" East, 788.03 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1789, page 255 of said Public Records; thence along said Westerly line the

following 3 courses: Course 1, thence South 26°21'28" West, departing said Southerly line of Official Records Book 1732, page 1133, a distance of 1911.13 feet to a point of curvature of a curve concave Southeasterly, having a radius of 5790.00 feet; Course 2, thence Southwesterly, along the arc of said curve, through a central angle of 08°14'24", an arc length of 832.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 22°14'16" West, 831.97 feet; Course 3, thence South 18°07'04" West, 3034.20 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 2745, page 1495 of said Public Records, said point also being a point on a curve concave Northeasterly, having a radius of 8850.00 feet; thence Southeasterly, departing said Westerly line, along said Easterly line, and along the arc of said curve, through a central angle of 04°19'46", an arc length of 668.75 feet to a point on said curve, said point also lying on the Southerly line of those lands described and recorded in Official Records Book 1036, page 125 of said Public Records, said arc being subtended by a chord bearing and distance of South 32°41'47" East, 667.49 feet; thence along the Southerly line of said Official Records Book 1036, page 125 the following 32 courses: Course 1, thence North 79°41'02" East, 304.12 feet; Course 2, thence South 68°11'39" East, 188.50 feet; Course 3, thence North 44°13'50" East, 272.30 feet; Course 4, thence North 58°23'50" East, 234.81 feet; Course 5, thence North 88°15'04" East, 560.23 feet; Course 6, thence South 64°35'26" East, 559.11 feet; Course 7, thence North 73°34'01" East, 318.20 feet; Course 8, thence South 79°17'44" East, 269.61 feet; Course 9, thence North 80°05'02" East, 319.67 feet; Course 10, thence South 75°02'59" East, 388.28 feet; Course 11, thence North 62°10'56" East, 406.99 feet; Course 12, thence South 70°21'03" East, 252.68 feet; Course 13, thence South 47°55'28" East, 375.90 feet; Course 14, thence North 35°47'23" East, 526.13 feet; Course 15, thence North 63°17'57" East, 307.73 feet; Course 16, thence North 85°38'09" East, 484.40 feet; Course 17, thence South 65°36'48" East, 501.69 feet; Course 18, thence South 58°23'20" East, 234.78 feet; Course 19, thence South 64°13'57" East, 183.40 feet; Course 20, thence South 53°15'12" East, 243.01 feet; Course 21, thence South 16°05'43" East, 234.07 feet; Course 22, thence South 51°18'13" East, 96.14 feet; Course 23, thence North 78°43'32" East, 178.36 feet; Course 24, thence South 89°58'29" East, 219.98 feet; Course 25, thence South 56°48'18" East, 310.64 feet; Course 26, thence South 36°36'14" East, 242.98 feet; Course 27, thence South 24°50'17" East, 225.95 feet; Course 28, thence South 00°01'42" West, 234.98 feet; Course 29, thence South 28°07'27" East, 158.80 feet; Course 30, thence South 43°23'37" East, 179.99 feet; Course 31, thence South 21°38'26" East, 158.68 feet; Course 32, thence South 37°03'53" East, 95.80 feet to a point lying on the Westerly line of said Section 33; thence North 01°01'37" West, departing said Southerly line, and along said Westerly line, 2881.74 feet to the Northwestern corner of said Section 33; thence North 88°53'39" East, along the Northerly line of said Section 33, a distance of 3135.84 feet to a point lying on the Southwesterly right of way line of Interstate Highway No. 95, a 300 foot limited access right of way as presently established at this point; thence South 27°29'14" East, departing said Northerly line of said Section 33, and along said Southwesterly limited access right of way line, 5823.02 feet to a point lying on the Northerly line of Section 3, said Township 6 South, Range 28 East; thence South 88°57'55" West, departing said Southwesterly limited access right of way line, and along said Northerly line, 137.39 feet to the Northwest corner of said Section 3; thence South 00°59'20" East, along the Westerly line of said Section 3, a distance of 5238.52 feet to the Northwest corner of fractional Section 10, said Township 6 South, Range 28 East; thence South 00°56'08" East, along the Westerly line of said Section 10, a distance of 861.21 feet to a point lying on the Westerly line of Section 43, the Zepheniah Kingsley Grant, said Township 6 South, Range 28 East; thence South 15°32'56" West, along the Westerly line of said Section 43, and along the Westerly line of Section 44, the Huertas or Kingsley Grant, said Township 6 South,

Range 28 East, a distance of 7962.93 feet to the Northeasterly corner of Subsection 6, of the division of the Antonio Huertas Grant, Section 38 as recorded in Deed Book Q, page 495, said Public Records; thence North 72°44'25" West, departing said Westerly line and along the Northerly line of said Subsection 6, a distance of 4864.29 feet to the Northwest corner of said Subsection 6; thence South 18°40'32" West, along the Westerly line of said Subsection 6, a distance of 3786.87 feet to a point lying on the Northeasterly right of way line of State Road No. 16, a variable width right of way as presently established; thence along said Northeasterly right of way line the following three courses: Course 1, thence North 55°53'35" West, departing said Westerly line of Subsection 6, a distance of 1433.43 feet; Course 2, thence South 18°12'39" West, 31.19 feet; Course 3, thence North 55°53'35" West, 2162.06 feet; thence North 09°32'34" East, departing said Northeasterly right of way line, 3451.29 feet; thence North 03°59'26" West, 3212.47 feet to a point lying on the Easterly line of Section 7, Township 6 South, Range 28 East; thence North 19°49'07" East, along said Easterly line, 160.57 feet; thence North 01°04'14" West, continuing along said Easterly line, 1779.45 feet to the Northeast corner of said Section 7; thence South 86°53'51" West, along the Northerly line of said Section 7, a distance of 5596.11 feet to the Southeast corner of said Section 1; thence North 02°32'56" West, along the Easterly line of said Section 1, a distance of 3440.49 feet; thence South 29°23'09" West, departing said Easterly line, and along the Westerly line of Bartram Downs, as recorded in Map Book 46, pages 40 through 52 of said Public Records, a distance of 5039.79 feet to a point lying on the Northerly line of an unrecorded subdivision lying in the Northwest quarter of said Section 12; thence North 44°42'26" West, along said Northerly line, 943.93 feet to the Northwesterly corner of Tract Two of said unrecorded subdivision, said point also being the Northwesterly corner of those lands described and recorded in Official Records Book 2175, page 1965 of said Public Records; thence South 45°25'15" West, departing said Northerly line, and along the Westerly line of said lands of Official Records Book 2175, page 1965, a distance of 290.47 feet to a point lying on said Northeasterly right of way line of County Road No. 16A, a 66.00 foot right of way as presently established at this point; thence North 44°42'26" West, along said Northerly right of way line, 1024.97 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 2886, page 433 of said Public Records; thence North 03°01'04" West, departing said Northerly right of way line, and along the Easterly line of said lands of Official Records Book 2886, page 433, a distance of 2248.34 feet; thence North 24°38'25" West, continuing along said Easterly line, 3048.41 feet to the Point of Beginning.

Less and except property conveyed in that certain Warranty Deed dated January 22, 2016 to the State of Florida Department of Transportation recorded on January 22, 2016 in Official Records Book 4140, Page 1054 of the current public records of St. Johns County, Florida.

Less and except property conveyed in that certain Warranty Deed dated January 22, 2016 to the State of Florida Department of Transportation recorded on January 22, 2016 in Official Records Book 4140, Page 1063 of the current public records of St. Johns County, Florida.

Less and except property conveyed in that certain Warranty Deed dated January 22, 2016 to the State of Florida Department of Transportation recorded on January 22, 2016 in Official Records Book 4140, Page 1071 of the current public records of St. Johns County, Florida.

Less and except property conveyed in that certain Warranty Deed dated January 22, 2016 to the State of Florida Department of Transportation recorded on January 22, 2016 in Official Records Book 4140, Page 1075 of the current public records of St. Johns County, Florida.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS OF LAND:

SilverLeaf DRI Added Lands

Trout Creek North

A portion of Sections 1 and 2, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 2, said point also being the Northwest corner of said Section 1; thence along the Westerly line of those lands described and recorded in Official Records Book 2250, page 1670, of the Public Records of said St. Johns County, the following two (2) courses: 1) South 24⁰38'43" East, 3048.10 feet 2) South 03⁰00'47" East, 2246.69 feet to a point lying on the Northeasterly right of way line of County Road No. 16-A, a 66 foot right of way as presently established; then North 44⁰39'42" West, along said Northeasterly right of way line, 4424.15 feet; thence along the Southeast, Northeast and Northwest lines of those lands described and recorded in Official Records Book 778, page 1453, said Public Records, the following three (3) courses: 1) North 45⁰18'54" East, departing said Northeasterly right of way line, 1319.95 feet; 2) North 44⁰39'51" West, 660.00 feet; 3) South 45⁰20'09" West, 369.84 feet; thence North 00⁰54'19" West, along the Easterly line of those lands described and recorded in Official Records Book 2842, page 488, said Public Records, a distance of 705.69 feet to a point lying on the Northerly line of said Section 2; thence North 89⁰05'41" East, along said Northerly line, and along the Southerly line of those lands described as "Parcel O", recorded in Official Records Book 3419, page 360, said Public Records, a distance of 1520.55 feet to the Point of Beginning.

Together with a Parcel of Land lying in the Northeast $\frac{1}{4}$ of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, lying North and East of State Road No. 16-A (as now established for a 66 foot right of way) and being more particularly described as follows:

For a point of commencement use the southeast corner of the Southwest $\frac{1}{4}$ of said Northeast $\frac{1}{4}$; thence North 04⁰51'56" west along the East line of the West $\frac{1}{2}$ of said Northeast $\frac{1}{4}$, 199.82 feet to the Northeast right of way line of said State Road No 16-A; thence North 44⁰39'00" West, along said Northeast line, 874.82 feet to the Point of Beginning; thence continue North 44⁰39'00" West, along said line, 660.00 feet; thence North 45⁰21'00" East, 1320.00 feet; thence South 44⁰39'00" East, 660.00 Feet; thence South 45⁰21'00" West, 1320.00 feet to the Point of Beginning.

Less and except a part of the Northwest $\frac{1}{4}$ of Section 1 and the Northeast $\frac{1}{4}$ of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

Commence at a 6"x 6" concrete monument with "Naval Reservation" Disk, Marking the Southwest corner of Section 1, same also being the Southeast corner of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; thence North 03⁰16'04" West, along the East

line of said Section 2, a distance of 5,151.88 feet to a point on the baseline of survey of State Road No. 23, (a variable width right of way, as per Florida Department of Transportation right of way map, Section 78293, F.P. No. 4229382); thence North 89°05'41" East, along said baseline of survey, a distance of 66.07 feet to the Point of Beginning; thence South 24°38'06" East, departing said baseline of survey. A distance of 176.96 feet; thence South 89°05'41" West, crossing from said Section 1 into Said Section 2, a distance of 1,664.70 feet; thence North 00°54'10" West, a distance of 327.95 feet to the North line of said Section 2; thence North 89°05'50" East, along said North line of Section 2, a distance of 1,520.55 feet to a 4" x 4" Concrete monument (top broken below grade) marking the Northeast corner of said Section 2; thence South 24°38'06" East, a distance of 181.20 feet to the Point of Beginning.

St. Thomas East

A portion of Section 32, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 32; thence South 01°01'37" East, along the Easterly line of said Section 32, a distance of 1782.79 feet to a point lying on the Easterly line of WCC Conservation Easement 1 as described and recorded in Official Records Book 2090, page 540, of the Public Records of said county; thence Northerly, along said Easterly line, the following 32 courses: Course 1, thence South 85°44'25" West, departing said Easterly line of Section 32, a distance of 40.05 feet; Course 2, thence North 01°05'34" West, 126.42 feet; Course 3, thence South 28°27'36" West, 102.49 feet; Course 4, thence South 88°25'32" West, 167.74 feet; Course 5, thence North 33°30'57" West, 13.63 feet; Course 6, thence North 55°20'51" West, 117.09 feet; Course 7, thence North 34°48'16" West, 67.26 feet; Course 8, thence North 71°47'43" West, 70.15 feet; Course 9, thence North 18°56'36" West, 75.64 feet; Course 10, thence North 68°55'13" West, 68.84 feet; Course 11, thence South 87°27'05" West, 88.65 feet; Course 12, thence North 52°18'06" West, 107.69 feet; Course 13, thence North 31°20'20" West, 127.21 feet; Course 14, thence North 68°25'29" West, 8.61 feet; Course 15, thence North 09°38'00" West, 14.04 feet; Course 16, thence North 31°20'21" West, 17.26 feet; Course 17, thence North 15°50'57" East, 161.22 feet; Course 18, thence North 28°28'57" East, 10.16 feet; Course 19, thence North 33°47'10" East, 137.09 feet; Course 20, thence North 35°59'17" East, 112.68 feet; Course 21, thence North 41°22'43" East, 46.65 feet; Course 22, thence North 42°16'27" East, 19.97 feet; Course 23, thence South 70°53'13" East, 112.82 feet; Course 24, thence North 54°55'23" East, 29.18 feet; Course 25, thence North 66°26'02" East, 24.65 feet; Course 26, thence North 21°22'25" East, 62.88 feet; Course 27, thence North 06°23'39" East, 67.17 feet; Course 28, thence North 42°18'01" East, 15.60 feet; Course 29, thence North 04°22'50" West, 7.80 feet; Course 30, thence North 60°42'53" East, 17.96 feet; Course 31, thence North 42°18'00" East, 31.78 feet; Course 32, thence North 54°08'59" East, 45.17 feet to the Northeasterly corner of said WCC Conservation Easement 1; thence North 43°57'39" West, 461.90 feet to a point lying on the Southerly line of Glen St. Johns Phase 1, a plat recorded in Map Book 63, pages 1 through 13, of said Public Records; thence Northeasterly, along said Southerly line and along the arc of a curve concave Northwesterly having a radius of 565.00 feet, through a central angle of 36°19'01", an arc length of 358.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 27°52'50" East, 352.16 feet; thence North 09°43'20" East, continuing along said Southerly line, 37.36 feet to the Easterly most corner of said Glen St. Johns Phase 1,

said corner lying on the Northerly line of said Section 32; thence North 88°59'49" East, along said Northerly line, 430.92 feet to the Point of Beginning.

Containing 21.57 acres, more or less.

St. Thomas West

A portion of Sections 30, 31 and 32, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 32; thence South 01°01'37" East, along the Easterly line of said Section 32, a distance of 1782.79 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 01°01'37" East, along said Easterly line of Section 32, a distance of 190.29 feet to a point on a curve concave Northerly having a radius of 3019.88 feet; thence Westerly, departing said Easterly line and along the arc of said curve, through a central angle of 06°48'55", an arc length of 359.21 feet to a point lying on the Southerly line of Parcel "A" as described and recorded in Official Records Book 1036, page 125, of the Public Records of said county, said arc being subtended by a chord bearing and distance of South 80°42'59" West, 359.00 feet; thence Westerly, along said Southerly line of Parcel "A", the following 27 courses: Course 1, thence North 24°50'17" West, 92.80 feet; Course 2, thence North 36°36'14" West, 242.98 feet; Course 3, thence North 56°48'18" West, 310.64 feet; Course 4, thence North 89°58'29" West, 219.98 feet; Course 5, thence South 78°43'32" West, 178.36 feet; Course 6, thence North 51°18'13" West, 96.14 feet; Course 7, thence North 16°05'43" West, 234.07 feet; Course 8, thence North 53°15'12" West, 243.01 feet; Course 9, thence North 64°13'57" West, 183.40 feet; Course 10, thence North 58°23'20" West, 234.78 feet; Course 11, thence North 65°36'48" West, 501.69 feet; Course 12, thence South 85°38'09" West, 484.40 feet; Course 13, thence South 63°17'57" West, 307.73 feet; Course 14, thence South 35°47'23" West, 526.13 feet; Course 15, thence North 47°55'28" West, 375.90 feet; Course 16, thence North 70°21'03" West, 252.68 feet; Course 17, thence South 62°10'56" West, 406.99 feet; Course 18, thence North 75°02'59" West, 388.28 feet; Course 19, thence South 80°05'02" West, 319.67 feet; Course 20, thence North 79°17'44" West, 269.61 feet; Course 21, thence South 73°34'01" West, 318.20 feet; Course 22, thence North 64°35'26" West, 559.11 feet; Course 23, thence South 88°15'04" West, 560.23 feet; Course 24, thence South 58°23'50" West, 234.81 feet; Course 25, thence South 44°13'50" West, 272.30 feet; Course 26, thence North 68°11'39" West, 188.50 feet; Course 27, thence South 79°41'02" West, 304.12 feet to a point on a curve concave Northeasterly having a radius of 8850.00 feet; thence Northwesterly, departing said Southerly line of Parcel "A" and along the arc of said curve, through a central angle of 04°19'21", an arc length of 667.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 32°41'47" West, 667.49 feet; thence North 18°07'04" East, 696.60 feet to a point lying on the Westerly prolongation of the Southerly line of Glen St. Johns Phase 1, a plat recorded in Map Book 63, pages 1 through 13, of said Public Records; thence South 71°53'21" East, along said Westerly prolongation and along said Southerly line, 120.44 feet to a point on a curve concave Southeasterly having a radius of 25.00 feet; thence Easterly, continuing along said Southerly line of Glen St. Johns Phase 1, the following 13 courses: Course 1, thence Northeasterly along the arc of said curve, through a central angle of 90°00'42", an arc length of 39.27 feet to the point of tangency of said curve, said

arc being subtended by a chord bearing and distance of North 63°06'59" East, 35.36 feet; Course 2, thence South 71°52'40" East, 855.07 feet to the point of curvature of a curve concave Northerly having a radius of 1015.00 feet; Course 3, thence Easterly along the arc of said curve, through a central angle of 17°51'58", an arc length of 316.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 80°48'39" East, 315.22 feet; Course 4, thence South 89°44'38" East, 748.02 feet to the point of curvature of a curve concave Southerly having a radius of 985.00 feet; Course 5, thence Easterly along the arc of said curve, through a central angle of 07°20'04", an arc length of 126.09 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 86°04'36" East, 126.00 feet; Course 6, thence South 82°24'34" East, 507.08 feet to the point of curvature of a curve concave Northerly having a radius of 1015.00 feet; Course 7, thence Easterly along the arc of said curve, through a central angle of 16°38'52", an arc length of 294.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 89°16'00" East, 293.88 feet; Course 8, thence North 80°56'34" East, 1131.70 feet to the point of curvature of a curve concave Southerly having a radius of 1985.00 feet; Course 9, thence Easterly along the arc of said curve, through a central angle of 07°53'41", an arc length of 273.51 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 84°53'24" East, 273.29 feet; Course 10, thence North 88°50'14" East, 628.77 feet to the point of curvature of a curve concave Southerly having a radius of 1985.00 feet; Course 11, thence Easterly along the arc of said curve, through a central angle of 10°49'03", an arc length of 374.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 85°45'15" East, 374.21 feet; Course 12, thence South 80°20'42" East, 1186.42 feet to the point of curvature of a curve concave Northerly having a radius of 565.00 feet; Course 13, thence Easterly along the arc of said curve, through a central angle of 53°36'57", an arc length of 528.71 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 72°50'49" East, 509.63 feet; thence South 43°57'39" East, departing said Southerly line of Glen St. Johns Phase 1, a distance of 461.90 feet to the Northeasterly corner of WCC Conservation Easement 1 as described and recorded in Official Records Book 2090, page 540, of said Public Records; thence Southerly, along the Easterly line of said WCC Conservation Easement 1, the following 32 courses: Course 1, thence South 54°08'59" West, 45.17 feet; Course 2, thence South 42°18'00" West, 31.78 feet; Course 3, thence South 60°42'53" West, 17.96 feet; Course 4, thence South 04°22'50" East, 7.80 feet; Course 5, thence South 42°18'01" West, 15.60 feet; Course 6, thence South 06°23'39" West, 67.17 feet; Course 7, thence South 21°22'25" West, 62.88 feet; Course 8, thence South 66°26'02" West, 24.65 feet; Course 9, thence South 54°55'23" West, 29.18 feet; Course 10, thence North 70°53'13" West, 112.82 feet; Course 11, thence South 42°16'27" West, 19.97 feet; Course 12, thence South 41°22'43" West, 46.65 feet; Course 13, thence South 35°59'17" West, 112.68 feet; Course 14, thence South 33°47'10" West, 137.09 feet; Course 15, thence South 28°28'57" West, 10.16 feet; Course 16, thence South 15°50'57" West, 161.22 feet; Course 17, thence South 31°20'21" East, 17.26 feet; Course 18, thence South 09°38'00" East, 14.04 feet; Course 19, thence South 68°25'29" East, 8.61 feet; Course 20, thence South 31°20'20" East, 127.21 feet; Course 21, thence South 52°18'06" East, 107.69 feet; Course 22, thence North 87°27'05" East, 88.65 feet; Course 23, thence South 68°55'13" East, 68.84 feet; Course 24, thence South 18°56'36" East, 75.64 feet; Course 25, thence South 71°47'43" East, 70.15 feet; Course 26, thence South 34°48'16" East, 67.26 feet; Course 27, thence South 55°20'51" East, 117.09 feet; Course 28, thence South 33°30'57" East, 13.63 feet; Course 29, thence North 88°25'32" East, 167.74 feet; Course 30, thence North 28°27'36" East, 102.49 feet; Course 31,

thence South 01°05'34" East, 126.42 feet; Course 32, thence North 85°44'25" East, 40.05 feet to the Point of Beginning.

Containing 130.27 acres, more or less.

Grande Creek

Parcel A

A portion of Section 32, a portion of Section 40, Francis J. Fatio Grant, Township 5 South, Range 27 East, together with a portion of Section 43, Francis J. Fatio Grant, Township 6 South, Range 27 East, all lying in St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to said Section 32 and 40, and Section 39, said Francis J. Fatio Grant; thence North 41°44'17" East, along the Easterly line of said Section 39, a distance of 2818.06 feet to a point lying on the Westerly right of way line of Longleaf Pine Parkway, (County Road No. 244) a 130 foot right of way as presently established; thence along said Westerly right of way line the following two (2) courses: 1) South 23°35'20" East, 795.12 feet to the point of curvature of a curve concave Northeasterly having a radius of 3065.00 feet; 2) Southeasterly along the arc of said curve, through a central angle of 00°03'51", an arc length of 3.43 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 23°37'16" East, 3.43 feet; thence along the Northerly, Westerly and Southerly line of those lands described as "Pond No. 4", recorded in Official Records Book 3271, page 1301, of the Public Records of said County, the following twenty-nine (29) courses; 1) South 66°24'54" West, departing said Westerly right of way line, 213.03 feet to the point of curvature of a curve concave Southeasterly having a radius of 80.00 feet; 2) Southwesterly along the arc of said curve, through a central angle of 84°30'51", an arc length 118.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°09'29" West, 107.59 feet; 3) South 18°05'56" East, 17.75 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; 4) Southerly along the arc of said curve, through a central angle of 24°00'39", an arc length of 10.48 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 06°05'37" East, 10.40 feet; 5) South 05°54'42" West, 33.41 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; 6) Southwesterly along the arc of said curve, through a central angle of 16°02'56", an arc length of 7.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 13°56'10" West, 6.98 feet; 7) South 21°57'38" West, 22.33 feet; 8) South 76°59'49" East, 15.62 feet; 9) South 84°08'19" East, 51.80 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; 10) Southeasterly along the arc of said curve, through a central angle of 63°09'15", an arc length of 27.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 52°33'42" East, 26.18 feet; 11) South 20°59'04" East, 42.86 feet; 12) South 25°26'07" East, 28.66 feet; 13) South 68°00'23" East, 14.52 feet; 14) South 21°26'02" West, 93.54 feet; 15) South 66°59'41" East, 30.08 feet; 16) North 20°48'59" East, 91.75 feet; 17) South 52°17'22" East, 36.36 feet; 18) North 76°32'30" East, 3.41 feet; 19) North 04°22'45" West, 8.01 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; 20) Northeasterly along the arc of said curve, through a central angle of 88°03'04", an arc length of 38.42 feet to the point of tangency of said

curve, said arc being subtended by a chord bearing and distance of North 39°38'47" East, 34.75 feet; 21) North 83°40'20" East, 26.11 feet; 22) South 69°07'24" East, 79.39 feet; 23) South 70°34'01" East, 63.24 feet; 24) South 33°12'21" West, 16.17 feet; 25) South 60°00'14" East, 33.88 feet; 26) South 73°06'54" East, 40.97 feet; 27) North 74°31'37" East, 37.78 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet; 28) Easterly along the arc of said curve, through a central angle of 12°57'01", an arc length of 5.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 81°00'07" East, 5.64 feet; 29) North 87°28'37" East, 16.30 feet to a point on a curve concave Northeasterly having a radius of 3065.00 feet, said point also lying on said Westerly right of way line of Longleaf Pine Parkway; thence along said Westerly right of way line the following three (3) courses: 1) Southeasterly along the arc of said curve, through a central angle of 09°56'36", an arc length of 531.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 38°04'31" East, 531.25 feet; 2) South 43°02'50" East, 252.61 feet to the point of curvature of a curve concave Southwesterly having a radius of 985.00 feet; 3) Southeasterly along the arc of said curve, through a central angle of 20°21'25", an arc length of 349.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 32°52'07" East, 348.13 feet; thence along the Northerly, Westerly and Southerly lines of those lands described as "Pond No. 6", said Official Records Book 3271, page 1301, the following eleven (11) courses: 1) North 82°30'49" West, departing said Westerly right of way line, 73.74 feet; 2) North 52°01'09" West, 31.87 feet; 3) South 89°59'47" West, 51.69 feet; 4) North 64°09'59" West, 34.66 feet; 5) North 73°14'11" West, 213.13 feet; 6) North 69°48'32" West, 218.73 feet; 7) North 84°39'29" West, 32.84 feet; 8) South 81°04'59" West, 28.71 feet; 9) North 78°29'39" West, 28.86 feet; 10) South 38°11'19" East, 275.72 feet; 11) North 88°59'25" East, 518.30 feet to a point on a curve concave Southwesterly having a radius of 985.00 feet, said point also lying on said Westerly right of way line of Longleaf Pine Parkway; thence along said Westerly right of way line the following five (5) courses: 1) Southeasterly along the arc of said curve, through a central angle of 03°55'58", an arc length of 67.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 19°20'54" East, 67.60 feet; 2) South 17°22'55" East, 383.23 feet to the point of curvature of a curve concave Northeasterly having a radius of 1115.00 feet; 3) Southeasterly along the arc of said curve, through a central angle of 30°00'00", an arc length of 583.81 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 32°22'55" East, 577.17 feet; 4) South 47°22'55" East, 193.83 feet; 5) South 02°25'16" East, 31.42 feet to a point lying on the Northwesterly right of way line of County Road No. C-210 West, a 100 foot right of way as presently established; thence South 42°38'16" West, along said Northwesterly right of way line, 213.67 feet; thence along the Northerly and Westerly lines of those lands described and recorded in Official Records Book 1571, page 2092, said Public Records, the following three (3) courses: 1) North 48°45'32" West, departing said Northwesterly right of way line, 475.71 feet; 2) South 88°05'14" West, 575.32 feet; 3) South 01°53'58" East, 416.81 feet to a point lying on the Northerly line of The Village – Phase 1, recorded in Map Book 20, page 16, said Public Records; thence South 88°58'44" West, along said Northerly line, and along the Northerly line of The Village – Phase 2, recorded in Map Book 23, page 73, said Public Records, a distance of 656.08 feet; thence along the Easterly, Northerly and Westerly line of those lands described as River Oaks, recorded in Official Records Book 300, page 270, the following three (3) courses: 1) North 33°12'12" East, 528.65 feet; 2) North 68°14'22" West, 555.46 feet; 3) South 34°08'45" West, 2408.08 feet to a point on a curve concave Southwesterly having a radius of 22964.92 feet, said point also lying on the Northeasterly right of way line of State Road No. 13, a 100 foot right of way as presently established; thence Northwesterly along

the arc of said curve, through a central angle of $05^{\circ}31'03''$, an arc length of 2211.50 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $60^{\circ}21'00''$ West, 2210.65 feet; thence North $42^{\circ}50'57''$ East, departing said Northeasterly right of way line, along the Easterly line of said Section 39, a distance of 2198.90 feet to the Point of Beginning.

Containing 225.7 acres, more or less.

Grande Creek

Parcel B

A portion of Section 32, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the corner common to said Section 32, Sections 39 and 40, Francis J. Fatio Grant, Township 5 South, Range 27 East, said St. Johns County; thence North $41^{\circ}44'17''$ East, along the Easterly line of said Section 39, a distance of 2818.06 feet to a point lying on the Westerly right of way line of Longleaf Pine Parkway, (County Road No. 244) a 130 foot right of way as presently established; thence along said Westerly right of way line the following four (4) courses: 1) South $23^{\circ}35'20''$ East, 795.12 feet to the point of curvature of a curve concave Northeasterly having a radius of 3065.00 feet; 2) Southeasterly along the arc of said curve, through a central angle of $19^{\circ}27'29''$, an arc length of 1040.90 feet to the point of tangency said curve, said arc being subtended by a chord bearing and distance of South $33^{\circ}19'05''$ East, 1035.90 feet; 3) South $43^{\circ}02'50''$ East, 252.61 feet to the point of curvature of a curve concave Southwesterly having a radius of 985.00 feet; 4) Southeasterly along the arc of said curve, through a central angle of $21^{\circ}43'57''$, an arc length of 373.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $32^{\circ}10'51''$ East, 371.38 feet; thence North $88^{\circ}59'25''$ East, 137.52 feet to a point lying on the Easterly right of way line of said Longleaf Pine Parkway, and the Point of Beginning.

From said Point of Beginning, thence North $88^{\circ}59'25''$ East, departing said Easterly right of way line, along the Southerly line of those lands described and recorded in Official Records Book 2654, page 1593, said Public Records, a distance of 651.15 feet; thence along the Westerly line of those lands described as Parcel B, recorded in Official Records Book 2684, page 287, said Public Records, the following two (2) courses; 1) South $01^{\circ}05'29''$ East, 685.47 feet; 2) South $55^{\circ}08'57''$ East, 27.73 feet to a point lying on the Westerly line of those lands described and recorded in official Records Book 3685, page 326, said Public Records; thence South $01^{\circ}05'29''$ East, along said Westerly line, 134.91 feet to a point lying on the Northwesterly right of way line of County Road No. C-210 West, a 100 foot right of way line as presently established; thence South $42^{\circ}38'16''$ West, along said Northwesterly right of way line, 177.15 feet; thence along said Easterly right of way line of Longleaf Pine Parkway, the following five (5) courses: 1) South $89^{\circ}59'45''$ West, 30.28 feet; 2) North $47^{\circ}22'55''$ West, 193.84 feet to the point of curvature of a curve concave Northeasterly having a radius of 985.00 feet; 3) Northwesterly along the arc of said curve, through a central angle of $30^{\circ}00'00''$, an arc length of 515.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $32^{\circ}22'55''$ West, 509.87 feet; 4) North $17^{\circ}22'55''$ West, 383.23 feet to the point of curvature of a curve concave Southwesterly having a radius of 1115.00 feet; 5) Northwesterly along the arc of

said curve, through a central angle of $01^{\circ}28'47''$, an arc length of 28.80 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North $18^{\circ}07'18''$ West, 28.79 feet.

Containing 10.2 acres, more or less.

Together with Land Being Added in 2021 – Wolfe, Trout Creek South and Bocage Parcels

Trout Creek South

A portion of Sections 1, 2, 11 and 12, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Southerly right of way line of Hardwood Landing Road, a 60 foot right of way as presently established, and the Southwesterly right of way line of County Road No. 16-A, a 66 foot right of way as presently established; thence South $44^{\circ}38'42''$ East, along said Southwesterly right of way line, 3071.14 feet; thence South $44^{\circ}44'50''$ East, continuing along said Southwesterly right of way line, 936.11 feet to the Northerly most corner of those lands described and recorded in Official Records Book 4804, page 1401, of said Public Records; thence South $55^{\circ}37'18''$ West, departing said Southwesterly right of way line and along the Northwesterly line of said Official Records Book 4804, page 1401, a distance of 220.84 feet; thence South $25^{\circ}13'03''$ West, continuing along said Northwesterly line, 93.42 feet to the Westerly most corner thereof, said corner also being the Northerly most corner of Parcel 1, as described and recorded in Official Records Book 3278, page 1319, of said Public Records; thence South $55^{\circ}37'18''$ West, along the Northwesterly lines of said Parcel 1, Parcel 2, as described and recorded in said Official Records Book 3278, page 1319, Official Records Book 1258, page 1939, Tract 5, as described and recorded in Official Records Book 3359, page 913, Official Records Book 1599, page 631, Official Records Book 5167, page 61, and Official Records Book 4509, page 563, all of said Public Records, 700.00 feet to the Westerly most corner of said Official Records Book 4509, page 563, said corner also being the Northerly most corner of those lands described and recorded in Official Records Book 4804, page 1076, of said Public Records; thence South $12^{\circ}38'56''$ West, along the Westerly line of last said lands, 397.14 feet to the Southwesterly corner thereof, said corner also being the Northwesterly corner of those lands described and recorded in Official Records Book 5026, page 583, of said Public Records; thence South $02^{\circ}20'53''$ East, along the Westerly line of last said lands, 664.53 feet to the Southwesterly corner thereof; thence North $89^{\circ}31'07''$ East, along the Southerly line of said Official Records Book 5026, page 583, its Easterly prolongation, and along the Southerly line of those lands described and recorded in Official Records Book 3512, page 197, of said Public Records, 664.37 feet to the Southeasterly corner of last said lands, said corner lying on the Westerly line of Bartram Downs Unit Three, a plat recorded in Map Book 53, pages 9 through 24, of said Public Records; thence South $02^{\circ}36'31''$ East, along said Westerly line, 657.75 feet; thence South $89^{\circ}06'29''$ West, continuing along said Westerly line, 1328.52 feet to a point lying on the Westerly line of said Section 12; thence South $02^{\circ}12'46''$ East, continuing along said Westerly line of Bartram Downs Unit Three and along said Westerly line of Section 12, a distance of 1713.35 feet; thence South $88^{\circ}28'06''$ West, departing said Westerly line, 3670.23 feet to a point lying on the Easterly line of Parcel 2, as described and recorded in Official Records Book 390, page 737, of said Public Records; thence North $01^{\circ}37'00''$ West, along said Easterly line, and along the Easterly lines of those lands described and recorded in

Official Records Book 693, page 1135, Official Records Book 2668, page 423, and Official Records Book 2508, page 1157, all of said Public Records, 1036.49 feet to the Northeasterly corner of said Official Records Book 2508, page 1157; thence South 88°22'23" West, along the Northerly line of last said lands and along the Northerly terminus of Collier Road, a 60 foot right of way as presently established, a distance of 320.00 feet to the Northwesterly most corner of said terminus; thence South 01°37'00" East, along the Westerly right of way line of said Collier Road, 218.27 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 1361, page 416, of said Public Records; thence South 88°41'45" West, departing said Westerly right of way line and along the Northerly line of last said lands, 918.76 feet to a point herein after referred to as Reference Point "A", said point lying on the Easterly top of bank of Trout Creek; thence Northerly along said Easterly top of bank, 1346 feet, more or less, to a point herein after referred to as Reference Point "B" which bears North 00°06'17" East, 1254.11 feet from said Reference Point "A", said Reference Point "B" lying on the Southerly line of those lands described and recorded in Official Records Book 4408, page 428, of said Public Records; thence North 88°46'33" East, departing said Easterly top of bank and along said Southerly line, 842.30 feet; thence North 88°46'32" East, continuing along said Southerly line, 396.00 feet to the Southeasterly corner thereof; thence North 02°16'29" West, along the Easterly line of last said lands, 990.00 feet to the Northeasterly corner thereof; thence South 88°46'34" West, along said Northerly line of last said lands, 385.86 feet to the Southeasterly most corner of the Southerly terminus of said Hardwood Landing Road; thence North 01°52'53" West, along the Easterly right of way line of said Hardwood Landing Road, 1335.13 feet; thence North 01°33'47" West, continuing along said Easterly right of way line, 1319.34 feet to the Southwesterly corner of Parcel 3, as described and recorded in Official Records Book 1262, page 1389, of said Public Records; thence North 88°55'00" East, departing said Easterly right of way line and along the Southerly line of said Parcel 3, a distance of 331.83 feet to the Southeasterly corner thereof; thence North 01°36'37" West, along the Easterly line of said Parcel 3, a distance 1297.64 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of Hardwood Landing Road; thence South 89°35'27" East, along said Southerly right of way line, 2510.06 feet to the Point of Beginning.

Containing 703 acres, more or less.

Together with:

Trout Creek South

A portion of Sections 11, 12, 13 and 14, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northeasterly right of way line of State Road No. 13, a 100 foot right of way as presently established, and the Easterly right of way line of Collier Road, a 60 foot right of way as presently established; thence North 01°37'00" West, along said Easterly right of way line, 1031.97 feet to its intersection with the Southerly line of said Section 11; thence North 88°22'42" East, departing said Easterly right of way line and along said Southerly line, 2609.52 feet to the Southeasterly corner of Parcel A, as described and recorded in Official Records Book 1297, page 589, of said Public Records; thence North 02°19'31" West, departing said Southerly line of Section 11, along the Easterly line of said Parcel A and along the Easterly line of those lands described and recorded in Official Records Book 1340, page 500, of said Public Records, 840.14 feet to the Northeasterly corner of last said lands; thence South 88°28'06" West, along the Northerly line of last said lands, 2339.13 feet to a point lying on the Easterly line of Parcel 1, as described and recorded in Official Records Book 390, page 737, of said Public Records; thence North 01°37'00" West, along said Easterly line and along the Easterly line of Parcel 2, as described and recorded in said Official Records Book 390, page 737, a distance of 100.00 feet; thence North 88°28'06" East, departing said Easterly line, 3670.23 feet to a point lying on the Westerly line of said Section 12; thence South 02°12'46" East, along said Westerly line, 873.98 feet to the Southwesterly corner of Parcel 1, as described and recorded in Official Records Book 2050, page 1743, of said Public Records; thence South 89°40'34" East, departing said Westerly line and along the Southerly line of said Parcel 1, a distance of 1278.40 feet to the Westerly most corner of Parcel 2, as described and recorded in said Official Records Book 2050, page 1743; thence South 36°07'08" East, departing said Southerly line and along the Westerly line of said Parcel 2, a distance of 890.75 feet; thence South 73°15'38" East, continuing along said Westerly line, 1107.07 feet to the Southerly most corner thereof, said corner also being the Northerly most corner of those lands described and recorded in Official Records Book 1816, page 1935, of said Public Records; thence along the boundary line of said Official Records Book 1816, page 1935, the following 8 courses: Course 1, thence South 68°18'41" West, 545.47 feet; Course 2, thence South 15°30'21" East, 175.53 feet; Course 3, thence South 59°53'42" East, 2063.62 feet; Course 4, thence North 41°44'43" East, 78.44 feet; Course 5, thence South 48°36'39" East, 460.44 feet; Course 6, thence South 01°47'06" West, 659.38 feet; Course 7, thence South 22°16'32" East, 385.12 feet; Course 8, thence North 86°24'27" East, 356.58 feet to the Southeasterly most corner thereof, said corner lying on the Westerly line of those lands described and recorded in Official Records Book 1771, page 1716, of said Public Records; thence Southwesterly along said Westerly line the following 3 courses: Course 1, thence South 38°17'02" West, 730.51 feet; Course 2, thence South 40°14'58" West, 581.20 feet; Course 3, thence South 67°23'54" West, 456.67 feet to a point lying on the Easterly line of Parcel "3", as described and recorded in Official Records Book 3396, page 698, of said Public Records; thence North 18°55'20" West, departing said Westerly line and along the Easterly line of said Parcel "3", a distance of 584.91 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of Lot 11, as described and recorded in Official Records Book 4220, page 1543, of said Public Records; thence North 38°06'21" West, along the Northeasterly line of last said lands, 131.68 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of Lot 10, as described and recorded in Official Records Book 2071, page 1247, of said Public Records; thence North 35°17'21" West, along the Northeasterly line of last

said lands, 274.52 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 1438, page 1511, of said Public Records; thence North 39°18'30" West, along the Northeasterly line of last said lands, 276.43 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 4537, page 1300, of said Public Records; thence North 43°14'49" West, along the Northeasterly line of last said lands, 275.42 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of Lot 7, as described and recorded in Official Records Book 3905, page 1782, of said Public Records; thence North 47°10'14" West, along the Northeasterly line of last said lands, 275.42 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 4488, page 1488, of said Public Records; thence North 51°06'07" West, along the Northeasterly line of last said lands, 275.41 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 1418, page 1381, of said Public Records; thence North 55°01'59" West, along the Northeasterly line of last said lands, 275.42 feet to the Northerly most corner thereof; thence South 33°00'05" West, along the Northwesterly line of last said lands, 1100.00 feet to the Westerly most corner thereof, said corner lying on said Northeasterly right of way line of State Road No. 13; thence Northwesterly, along said Northeasterly right of way line and along the arc of a non-tangent curve concave Southwesterly having a radius of 2914.93 feet, through a central angle of 07°07'42", an arc length of 362.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 60°33'46" West, 362.42 feet; thence North 64°07'37" West, continuing along said Northeasterly right of way line, 487.52 feet to the Southerly most corner of those lands described and recorded in Official Records Book 3176, page 1133, of said Public Records; thence North 25°52'23" East, departing said Northeasterly right of way line and along the Southeasterly line of last said lands, 1100.00 feet to the Easterly most corner thereof; thence North 64°07'37" West, along the Northeasterly lines of said Official Records Book 3176, page 1133, Official Records Book 3422, page 1967, Official Records Book 3277, page 933, Parcel 1, as described and recorded in Official Records Book 2110, page 1322, and Official Records Book 2809, page 1668, all of said Public Records, a distance of 1580.66 feet to the Northerly most corner of last said lands, said corner lying on the Easterly line of said Section 14; thence South 02°24'53" East, along said Easterly line, 1249.18 feet to its intersection with the Northeasterly right of way line of said State Road No. 13; thence North 64°07'37" West, departing said Easterly line and along said Northeasterly right of way line, 4497.48 feet to the Point of Beginning.

Containing 470.51 acres, more or less.

Together with:

Trout Creek South, Bocage

A portion of Sections 13, 14 and 23, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly right of way line of Collier Road, a 60 foot right of way as presently established, and the Northeasterly right of way line of State Road No. 13, a 100 foot right of way as presently established; thence North 64°07'37" West, along said Northeasterly right of way line, 422.21 feet; thence South 04°55'31" West, departing said Northeasterly right of way line, 107.08 feet to a point lying on the Southwesterly right of way line of said State Road No. 13 and the Point of Beginning.

From said Point of Beginning, thence South 64°07'37" East, along said Southwesterly right of way line of State Road No. 13, a distance of 5240.79 feet to the Northeasterly corner of Parcel 4, as described and recorded in Official Records Book 3782, page 1076, of said Public Records; thence South 02°24'55" East, departing said Southwesterly right of way line and along the Easterly line of said Parcel 4, a distance of 781.67 feet to a point lying on the boundary line of Parcel 2- South Parcel, as described and recorded in Official Records Book 3948, page 1491, of said Public Records; thence North 25°52'23" East, departing said Easterly line and along said boundary line, 688.32 feet to a point lying on said Southwesterly right of way line of State Road No. 13; thence South 64°07'37" East, along said Southwesterly right of way line, 814.01 feet to the point of curvature of a curve concave Southwesterly having a radius of 2814.93 feet; thence Southeasterly continuing along said Southwesterly right of way line and along the arc of said curve, through a central angle of 18°32'16", an arc length of 910.75 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°51'29" East, 906.78 feet; thence South 46°26'26" West, departing said Southwesterly right of way line, along said boundary line of Parcel 2-South Parcel and along a non-tangent line, 300.21 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2514.93 feet; thence Southeasterly along said boundary line and along the arc of said curve, through a central angle of 11°26'24", an arc length of 502.14 feet to the Northerly corner of Parcel 3, as described and recorded in Official Records Book 3980, page 1273, of said Public Records, said arc being subtended by a chord bearing and distance of South 40°06'41" East, 501.31 feet; thence South 55°36'12" West, along the Westerly line of said Parcel 3, a distance of 533.21 feet to the Westerly corner thereof, said corner lying on the Southerly line of said Section 13; thence South 89°07'05" West, along said Southerly line, 1599.99 feet to the Southwesterly corner thereof, said corner also being the Northeasterly corner of said Section 23; thence South 02°06'59" East, along the Easterly line of said Section 23, a distance of 2944.12 feet to a point herein after referred to as Reference Point "A", said point lying on the meanderings of the waters of Six Mile Creek; thence Northwesterly along said meanderings, 7379 feet, more or less, to a point herein after referred to as Reference Point "B", said point bearing the following 3 courses from said Reference Point "A": Course 1, thence North 52°06'17" West, 2976.02 feet; Course 2, thence North 62°40'58" West, 1569.76 feet; Course 3, thence North 31°23'57" West, 2276.29 feet; thence North 04°55'31" East, departing said meanderings and along the Easterly line of Official Records Book 3412, page 1948, of said Public Records, 2702.74 feet to the Point of Beginning.

Containing 499 acres, more or less.

Together with:
Parcel A - Wolfe

A portion of fractional Section 7, together with a portion of Subsections 4 and 5 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 1984, page 1246, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said fractional Section 7; thence South 01°04'14" East, along the Easterly line of said fractional Section 7, a distance of 1779.45 feet to its intersection with the Northwesterly line of said Subsection 4 (as monumented); thence

South 19°49'07" West, continuing along said Easterly line and along said Northwesterly line, 160.57 feet to its intersection with the Westerly line of Parcel 3, as described and recorded in Official Records Book 2002, page 1387, of said Public Records; thence South 03°59'26" East, departing said Easterly line of fractional Section 7 and said Northwesterly line of Subsection 4, and along said Westerly line of Parcel 3, a distance of 3212.47 feet; thence South 09°32'34" West, continuing along said Westerly line and along the Westerly line of Parcel 4, as described and recorded in said Official Records Book 2002, page 1387, a distance of 3451.29 feet to the Southwesterly corner of said Parcel 4, said corner lying on the Northeasterly right of way line of County Road No. 16A, a public variable width right of way as presently established; thence North 55°53'35" West, along said Northeasterly right of way line, 599.36 feet to its intersection with the Southerly prolongation of the Easterly line of the Southwest one-quarter of the Northwest one-quarter of said Subsection 5 (as monumented); thence North 18°21'55" East, departing said Northeasterly right of way line, along said Southerly prolongation and along said Easterly line (as monumented), 1341.66 feet to the Northeasterly corner thereof; thence North 72°26'56" West, along the Northerly line of said Southwest one-quarter of the Northwest one-quarter of Subsection 5 (as monumented), a distance of 1322.39 feet to the Northwesterly corner thereof, said corner lying on the Northwesterly line said Section 38 (as monumented); thence North 19°30'56" East, along said Northwesterly line (as monumented), 1083.28 feet to Northeast corner of fractional Section 18, said township and range; thence South 89°13'13" West, departing said Northwesterly line of Section 38 and along the Northerly line of Government Lot 1, said fractional Section 18 (as monumented), a distance of 1268.97 feet to the Northwesterly corner thereof; thence South 88°45'26" West, along the Northerly line of the East one-half of the Northwest one-quarter of said fractional Section 18 (as monumented), a distance of 1457.99 feet to its intersection with said Northeasterly right of way line of County Road No. 16A; thence North 48°49'12" West, departing said Northerly line and along said Northeasterly right of way line, 1549.16 feet to the Southerly most corner of those lands described and recorded in Official Records Book 4634, page 121, of said Public Records; thence Northerly along the boundary line of said Official Records Book 4634, page 121, the following 4 courses: Course 1, thence North 02°04'31" West, departing said Northeasterly right of way line, 502.96 feet; Course 2, thence North 87°55'29" East, 380.00 feet; Course 3, thence North 02°04'31" West, 700.00 feet; Course 4, thence South 87°55'29" West, 591.32 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said fractional Section 7; thence North 01°51'14" West, along said Westerly line, 3042.27 feet to the Northwesterly corner thereof; thence North 86°53'51" East, along the Northerly line of said fractional Section 7, a distance of 5596.11 feet to the Point of Beginning.

Containing 720.05 acres, more or less.

Together with:

Parcel B - Wolfe

A portion of Subsection 5 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being the same lands described and recorded as Parcel 6, in Official Records Book 1984, page 1246, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northwesterly right of way line of

State Road No. 16 and the Southwesterly right of way line of County Road No. 16A, both public variable width rights of way as presently established; thence North 55°53'35" West, along said Southwesterly right of way line, 651.81 feet to the Northerly most corner of Parcel "A", as described and recorded in Official Records Book 4852, page 1812, of said Public Records, and the Point of Beginning.

From said Point of Beginning, thence South 34°06'25" West, along the Northwesterly line of said Parcel "A", 158.81 feet to the Westerly most corner thereof, said corner lying on the Northeasterly line of Parcel "B", as described and recorded in said Official Records Book 4852, page 1812; thence North 55°53'35" West, along said Northeasterly line, 272.25 feet; thence North 34°06'25" East, continuing along said Northeasterly line, 158.81 feet to the Northeasterly corner thereof, said corner lying on said Southwesterly right of way line of County Road No. 16A; thence South 55°53'35" East, along said Southwesterly right of way line, 272.25 feet to the Point of Beginning.

Containing, 0.99 acre, more or less.