RESOLUTION NO. 2026-369

AMENDED AND RESTATED DEVELOPMENT ORDER FOR BARTRAM PARK A DEVELOPMENT OF REGIONAL IMPACT

LET IT BE KNOWN that, pursuant to Section 380.06, Florida Statutes, the St. Johns County Board of County Commissioners has heard at a public hearing held on November 3, 2026, an application for a Notice of Proposed Change for certain amendments to the Bartram Park Development of Regional Impact.

RECITALS

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

WHEREAS, the Bartram Park Development of Regional Impact (the "**DRI**" and "**Bartram Park DRI**") is an existing mixed-use development which consists of the approximately 3,932 acres described in ***Exhibit A*** attached hereto, of which approximately 825 acres are located in St. Johns County and the balance of which approximately 3,109 acres are located in Duval County (collectively, the "**DRI Property**"); and

WHEREAS, Winslow Farms, Ltd., as owner and developer of the DRI Property (the "**Owner**" or "**Developer**"), filed an application to modify certain conditions set forth in the Bartram Park DRI Development Order (the "**DRI Mod Application**"), which was originally approved by St. Johns County as Resolution No. 2000-139 and has subsequently been amended

by Resolution Nos. 2001-93, 2003-94, 2005-146, 2006-52, 2006-175, 2008-123, 2009-326, 2014-92, 2018-79 and 2019-166 (collectively, the "**Development Order**"); and

WHEREAS, the authorized agents for the Owner are Balch & Bingham, LLP, whose address is 50 N Laura Street, Suite 2100, Jacksonville, FL 32202; England-Thims & Miller, Inc., whose address is 14775 Old St. Augustine Road, Jacksonville, Florida 32258; and

WHEREAS, the Owner has duly provided complete copies of the DRI Mod Application and sufficiency responses to St. Johns County; and

WHEREAS, the St. Johns County Board of County Commissioners has duly noticed and on November 3, 2026 held a public hearing on the DRI Mod Application 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, the Developer is seeking to provide opportunities for employment, a high quality of life for residents, and protect the beauty and benefit of the natural characteristics of the property for existing and future generations; and

WHEREAS, the NOPC requires an amendment to the County's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida in public hearing duly constituted and assembled on November 3, 2026, that the Notice of Proposed Change to the Bartram Park DRI is hereby approved, subject to the following terms and conditions:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The Bartram Park 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 Bartram Park DRI is located in Duval and St. Johns counties and is subject to applicable comprehensive plans, DRI Development Orders and PUD zoning ordinances in each jurisdiction and will be administered by the respective county for that portion of the DRI located in that county.

3. The Bartram Park DRI, as amended, is consistent with the State Comprehensive Plan.

4. The Bartram Park DRI, as amended, is consistent with the Strategic Regional Policy Plan adopted by the Northeast Florida Regional Council.

5. The Bartram Park DRI, as amended, is consistent with the St. Johns County Comprehensive Plan 2025 and St. Johns County land development regulations.

6. The Bartram Park DRI, as amended, is not a substantial deviation, pursuant to Section 380.06, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, in public hearing duly constituted and assembled on November 3, 2026 that the DRI Mod Application for that portion of the Bartram Park DRI located in St. Johns County is hereby approved, subject to the following terms and conditions:

GENERAL CONDITIONS

1. **Application For Development Approval.** The DRI, as amended, shall be developed in accordance with the information, plans and commitments contained in (1) the Bartram Park DRI ADA dated July 19, 1999, (2) the First and Second Sufficiency Responses dated December 7, 1999 and February 17, 2000, (3) St. Johns County Resolution Nos. 2000-193,

2001-93, 2003-94, 2005-146, 2006-52, 2006-175, 2008-123, 2009-326, 2014-92, 2018-79 and 2019-166 (collectively, the "**Development Order**"), and (4) the Bartram Park Master Plan, Map H, dated May, 9 2025 attached hereto as **Exhibit B**, all of which are incorporated by reference except to the extent of any conflict with the express terms of the conditions of the Bartram Park DRI Development Order. In the event of any conflict, the terms and conditions of this Amended and Restated Development Order shall govern.

2. **Land Use Totals.** The DRI may be developed with the following improvements: approximately 77 acres and 372,519 square feet of retail/commercial space, approximately 5 acres and 20,500 square feet of office use, approximately 678 acres and 815 units of residential, approximately 3 acres of Community Facilities including a fire station and other county uses, approximately 5 acres of Infrastructure not including Race Track Road right-of-way, and approximately 49 acres of Open Space. The Developer may exchange land uses without filing a DRI Modification Application provided that such changes are consistent with the Land Use Exchange Table attached hereto as **Exhibit C.** Additional development which is located in Duval County is being approved by separate Development Order by the City Council of the City of Jacksonville, Florida.

(a) At the time of election of a land use trade-off a under the Land Use Exchange Table, the Developer shall notify the County, the Department of Commerce ("**DC**") and the Northeast Florida Regional Council ("**NEFRC**") of the election and shall provide DC, the County and NEFRC with cumulative land use totals and remaining allowable quantities.

(b) The Developer agrees to apply the conversion factor in such a manner that the result after application of the conversion factor will be no less than the minimum square footage and no more than the maximum square footage set forth below for each land use:

LAND USE	**MINIMUM**	**MAXIMUM**
Commercial	100,000 square feet	500,000 square feet
Residential	635 units	815 units
Office	20,000 square feet	100,000 square feet

(c) So long as the trade-off is consistent with the criteria contained herein and no change is made to the Master Plan, Map H, no additional DRI approvals shall be required for the trade-off. Trade-off elections shall be reported biennially as provided below.

3. **Phasing, Buildout and Expiration of DRI**. The DRI in St. Johns County shall be developed as follows:

Land Use	Phase I (2000-July 16, 2026)	Phase II (July 17, 2026-July 16, 2041)
Residential	646 units	169 Units
Office	20,500 square feet	
Retail/Commercial	272,500 square feet*	100,019 square feet

*The 272,500 square feet of retail/commercial space in Phase I is allocated to parcels 27, 41, 42, 43 and 44, as depicted on the Master Development Plan [Resolutions 2008-123 and 2009-326]. Development of 32,500 square feet of Retail/Commercial uses on parcel 27 was mitigated when the Developer connected Bartram Park Boulevard to Race Track Road, at the request of the County.

The Developer, its successors and assigns, shall be permitted to develop any residential units, office square footage and retail/commercial square footage allocated to Phase I that is not constructed by July 16, 2026 following the expiration of Phase I as long as the transportation

mitigation requirements for Phase I impacts have been satisfied (which satisfaction may include the mitigation improvements being committed by the Developer, the Florida Department of Transportation ("**FDOT**") and/or the County for funding and construction) prior to the expiration of Phase I.

The projected build-out date for all development is July 5, 2042. The DRI termination and DRI Development Order expiration dates are established as July 5, 2046.

The phasing, build-out, termination and expiration dates have previously been requested pursuant to Section 252.363, Florida Statutes, and this Development Order is being updated to reflect such extensions.

The Master Plan, Map H, is depicted in **Exhibit B** attached hereto.

4. **Effective Date**. The Development Order shall take effect upon transmittal to the Department of Commerce, the Northeast Florida Regional Council and the Developer in accordance with Subsection 380.07(2), Florida Statutes.

5. **Monitoring Official.** The St. Johns County Growth Management Director shall be the local official responsible for interpretation of the DRI as relates to any portion located in St. Johns County. Interpretation of the DRI as relates to any portion located Duval County shall be the Director of Planning and Development, City of Jacksonville, Florida.

6. **Downzoning Protection.** The Bartram Park DRI as approved in this Development Order shall not be subject to downzoning or reduction of approved land uses before July 5, 2046 unless the Developer consents to such change or St. Johns County demonstrates that substantial changes in the conditions underlying the approval of this Development Order have occurred, or that the Development Order was based on substantially

inaccurate information provided by the Developer, or that the change is clearly established by St. Johns County to be essential to the public health, safety and welfare.

7. **Election Regarding Environmental Rules.** Pursuant to Section 380.06(5)(c), Florida Statutes (1999), the Developer has elected to be bound by the rules adopted pursuant to Chapters 373 and 403 in effect as of the date of this Development Order, including, but not limited to, the provisions of Section 373.414(13), Florida Statutes (1999). Such rules shall be applicable to all application for permits pursuant to those chapters which are necessary for and consistent with the development authorized in this Development Order, except that a later adopted rule shall be applicable to an application if:

(a) the later adopted rule is determined by the rule adopting agency to be essential to the public health, safety, or welfare; or

(b) the later adopted rule is adopted pursuant to Section.403.061(27), Florida Statutes; or

(c) the later adopted rule is being adopted pursuant to a subsequent enacted statutorily mandated program; or

(d) the later adopted rule is mandated in order for the state to maintain delegation of a federal program; or

(e) the later adopted rule is required by state or federal law.

Further, to qualify for the benefits of this provision, the application must be filed within five (5) years from the issuance of the original Development Order and the permit shall not be effective for more than eight (8) years from the issuance of the original 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 Developer shall be required to meet the adopted level of service standards in the St. Johns County Comprehensive Plan and the requirements of the County's concurrency management system unless such requirements conflict with the ability to offset traffic impacts by paying the proportionate share as permitted by Section 163.3180 (12), Florida Statutes (1999), if authorized in a comprehensive plan amendment by St. Johns County. If the provisions of Section 163.3180 (12), Florida Statutes, are authorized by the Board of County Commissioners in a comprehensive plan amendment, the provisions of Section 163.3180 (12), Florida Statutes, shall be deemed to meet the provisions of the county's concurrency management system (Land Development Code Article XI). This DRI is deemed to be a Multi-Use DRI meeting the statutory provisions of Section 163.3180 (12), Florida Statutes.

9. **Biennial Reporting.** The Developer, or its successors or assigns, shall submit a biennial report on every other anniversary date of the adoption of this Development Order, beginning June 1, 2001 (submittal in odd-numbered years), until the completion of the DRI. The report shall be submitted to St. Johns County, Duval County, the Northeast Florida Regional Council, Florida Department of Commerce, the Northeast District of the Florida Department of Environmental Protection, St. Johns River Water Management District, Florida Fish and Wildlife Conservation Commission, and any other affected permit agencies. The biennial report shall address the following:

(a) A cumulative summary of all development that has taken place within the Bartram Park DRI by the land use categories listed in Chapter 28-24, Florida Administrative Code, including gross floor areas constructed by land use type and location, together with a cumulative summary of location, size (acreage), development rights purchased (land use type and square footage), and the name of the purchaser of all parcels purchased within the Bartram Park DRI.

(b) A description of any new and/or improved roadways, traffic control devices or other transportation facility improvements to be constructed or provided by Developer or governmental entity to accommodate the total existing and anticipated traffic demands.

(c) An accounting of the amount of Additional Transportation Impact Fees paid to St. Johns County for construction of homes in Duval County, within the Bartram Park DRI, as required in Special Condition 28 hereof.

(d) The Director of the St. Johns County Growth Management Department shall be the local official responsible for monitoring the development in St. Johns County for compliance by the Developer with the Development Order.

10. **Notice of Adoption.** Notice of the adoption of this Development Order or any subsequent amendment to it shall be recorded by the Developer in accordance with Sections 28.222 and 380.06(15)(f), Florida Statutes (1999), with the Clerk of the Circuit Court of St. Johns County, Florida. Recordation of this notice shall not constitute or provide actual or constructive notice of a lien, cloud or encumbrance of the DRI Property. The conditions of this Development Order shall run with the land and bind the successors and assigns of the Developer on the DRI Property.

11. **Application For Proposed Changes.** The Developer shall submit concurrently to St. Johns County, the Northeast Florida Regional Council and Florida Department of Commerce any applications for proposed changes to the DRI and shall comply with the requirements of Section 380.06(19), Florida Statutes (1999), concerning substantial deviations.

Applications filed which propose changes only to the Development Order conditions within St. Johns County and which only (a) change the location and/or density of land uses;

(b) affect the required mitigation for impacts other than transportation impacts; and/or (c) qualify as a non-substantial deviation under Section 380.06(19)(e)2, Florida Statutes, are not required to be reviewed by the City of Jacksonville ("**City**"). Similarly, applications filed which propose changes only to the Development Order conditions within the City and which only (a) change the location and/or density of land uses; (b) affect the required mitigation for impacts other than transportation impacts; and/or (c) qualify as a non-substantial deviation under Section 380.06(19)(e)2; are not required to be reviewed by the County. Any other proposed changes shall be reviewed by the City and the County. Further, any proposed changes determined by the reviewing local government or deemed by the Developer to constitute a substantial deviation from this Development order shall be reviewed by the City and the County. The City and the County shall provide to one another fifteen (15) days prior written notice of any final action to be taken by them with respect to requested modification to this Development Order. All resolutions adopted by the County and the City amending this Development Order shall be forwarded to the other local government's Planning Department coincident with transmittal to the DC, the NEFRC and the Developer. Notwithstanding anything contained herein to the contrary, the failure of any local government to meet the time frames set forth herein for transmittal of information to another local government shall not constitute a breach or default by the Owner or Developer as to the terms and conditions of this Development Order nor impact the validity of any modification approved by the reviewing local government. Nothing contained herein shall modify the right of review of the DEO as to any modifications of this Development Order pursuant to section 380.06(19), Florida Statutes.

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

SPECIAL CONDITIONS

Wetland Impacts, Wildlife, and Wetland/Upland Buffers.

13. **Wetland Impacts.** The Sale of the Preserve Property as described above pursuant to the conditions of the Agreement of Purchase and Sale between Developer and the St. Johns River Water Management District ("**SJRWMD**") shall serve as mitigation for impacts to sixteen (16) acres of wetlands within the DRI, either in Duval or St. Johns County. Any further wetlands impacts shall not exceed 200 acres total for the entire DRI (including the 16 acres which have already been mitigated); provided, however, that up to 7.67 acres of additional impact (above 200) may be located within Bartram Parcel 45. The limit of wetland impacts shall apply only to the improvements within the Bartram Park DRI boundary and shall not include wetland impacts, if any, associated with the widening of Race Track Road or construction of the canoe launch site. Wetland impacts will be mitigated through the regulatory permitting process. Wetland impacts in St. Johns County shall not exceed 12.5 acres not, including any wetland impacts associated with the widening of Race Track Road or construction of the canoe launch site. Any wetland impact in St. Johns County shall comply with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code. The wetland impacts may or may not be contiguous to one another.

14. **Wildlife.** The wildlife habitat mitigation acreage required to offset proposed development impacts within the 30.32 acres of habitat for the gopher tortoise and its commensal wildlife community. The Developer's responsibility for this mitigation shall be the contribution of $177,645 to the Florida Fish and Wildlife Conservation Commission's Regional Wildlife Habitat Land Acquisition Trust Fund within one (1) year from the effective date of the Revised Development Order. [Completed pursuant to Florida Game and Fresh Water Fish Commission Permit FLA-011]

Wildlife crossings to be installed in the locations depicted on the Master Development Plan for the companion Bartram Park Planned Unit Development and will comply with the standards of the St. Johns County Land Development Code. Type B Wildlife Crossings shall be a pre-fabricated and arched concrete structure, a corrugated pipe, or a structure of similar design with a horizontal opening width no less than 10 feet and a minimum vertical clearance of four (4) feet. At a minimum, 50 percent of the Type B Wildlife Crossings shall be located landward of the jurisdictional wetland line. Type C Wildlife Crossings shall be an at grade crossing with a traffic calming design, shall have posted speed limit signs not to exceed 35 miles per hour, and shall have signs identifying the area as a wildlife crossing.

15. **Wetland Buffers.**

(a) An averaged 50-foot (minimum 25 feet) natural vegetative buffer will be provided along all wetlands of Durbin Creek measured landward from the State wetland jurisdictional line. A 25-foot (minimum 10 feet) undisturbed upland buffer shall be provided along all contiguous wetlands measured landward from the SJRWMD wetland jurisdictional line with the exception of road crossings and other impacted areas as approved by the SJRWMD. All St. Johns County Land Development Code requirements will be followed for upland buffers and building setbacks.

(b) Wetland Crossing--An elevated bridge or some other crossing, as permitted by the St. Johns River Water Management District, shall be used to accommodate wildlife movement at Corkland Branch, a tributary of Durbin Creek. [Completed]

16. **Floodplain.** It is intended that no development will occur within the 100-year floodplain as determined on the FEMA floodplain maps, other than road crossings and very small amounts of development. Any road crossings or development within the 100-year

floodplain will be elevated or flood-proofed to a height that is at a minimum two (2) feet above the base flood elevation of the 100-year floodplain NGVD 1929.

Water and Sewer Supply.

17. Development within the Project shall occur concurrent with the provision of adequate central potable water and sewer supply meeting the adopted level of service in the St. Johns County Comprehensive Plan. Central water and sewer supply shall be provided by JEA. Pursuant to the terms of the Agreement of Purchase and Sale, the City shall at its expense, construct the infrastructure necessary to bring potable water, sanitary sewer, and electric utilities along Race Track Road to Bartram Parkway (the southern end of the north-south connector road west of I-95) within 12 months from the effective date of this Resolution. No septic tanks shall be constructed on the site. Temporary surface tanks may be used to provide sewer service to construction and marketing trailers until central sewer lines are installed.

18. Landscaped areas and other non-residential areas will be irrigated first with available stormwater until reclaimed wastewater is available on site, then such reclaimed water shall be used immediately upon availability at the site. Surficial water wells may only be used as an emergency back-up to these sources, as such use is permitted by the SJRWMD. Residential irrigation will first use reclaimed water, if found economically feasible, when available to the site, with stormwater as the backup source and groundwater used only as an emergency backup. The Developer shall conduct a feasibility study to determine the economic feasibility of reuse for residential irrigation. If determined to be economically feasible by JEA and based upon review comments by the SJRWMD, as an interim measure and until reclaimed water is available, the Developer will construct a residential and non-residential irrigation system. This system shall be

constructed to reuse standards to allow for initial use of appropriate groundwater sources and for later conversion to allow for use of reclaimed wastewater, when available.

19. Water conservation strategies, including xeriscape landscaping techniques and low-flow plumbing fixtures shall be incorporated into the construction, operation, and maintenance phases of the development, and shall be included in the covenants and deed restrictions. These conservation strategies will include the following:

(a) Drought-tolerant and xeriscape vegetation principles issued by SJRWMD shall be applied in all landscaped areas. The Developer shall strive for 50 percent such vegetation as economically and practically feasible. Landscaped areas include turf, planted vegetation, and mulch, however they do not include hardscaped areas.

(b) The Developer shall provide xeriscape/drought-tolerant literature to all future developers and residents.

(c) Utilization of only slow-release granular or organic fertilizers within common areas. All builders and property buyers will be encouraged to use xeriscape landscaping within Bartram Park and will be provided with a suggested plant list, design recommendations, maintenance and description of the xeriscape principles. The architectural review board will review all landscape plans and builder/buyer landscape options for all residential and commercial uses for utilization of such principles.

(d) The use of private irrigation wells in areas where reuse will be available is prohibited.

(e) Rain-sensors will be required for all outside irrigation.

20. Prior to site clearing or construction, the Developer shall review SJRWMD and the County's records for all recorded water wells on the DRI property and shall survey the

property for existing water wells. The Developer shall immediately report the location, depth, and diameter for each of the existing ground water wells on the property to SJRWMD and the County for their records. All other existing ground water wells and all wells discovered during the development process shall be reported immediately to the SJRWMD and the County. Floridian Aquifer wells that do not fall within the SJRWMD's specific consumptive use permitting ("CUP") requirements for non-potable water use throughout the development are prohibited. This prohibition will be set forth via recorded covenants and restrictions for future property owners. Any abandoned wells discovered prior to or during development shall be properly plugged and abandoned in accordance with SJRWMD regulations. To the extent available, the following information should be included for each well:

(a) Owner or tenant using the well

(b) Location of the well

(c) Well contractor who constructed the well

(d) Date of well construction

(e) Use of the well

(f) Status of the well (is it currently in use?)

(g) Well casing diameter(s), depths and total depth of the well

(h) Does the well free-flow or does it require pumping to remove the water from the ground

21. A Surface Water Quality Monitoring Plan attached hereto as **Exhibit D** shall be followed for the proposed development. The Surface Water Quality Monitoring Program ("SWQMP") must be approved by the Northeast District office of the DEP and shall include sites on all waterways that are connected to Florida waters. The SWQMP will be implemented on site prior to initiating construction activities to ensure adequate data collection for

establishment of background conditions. All background data will be submitted to FDEP prior to initiation of any construction activities. Monitoring data prepared in accordance with the monitoring program shall be summarized in the DRI monitoring report. If the monitoring program indicates violations of the State of Florida Water Quality Standards, in the receiving waters of the State caused by activities in the development, the Developer shall take actions to meet State standards within a reasonable time frame. The actions required addressing the identified exceedance and the time frame for implementation of the action shall be agreed upon by the NEFRPC, FDEP, and SJRWMD. Failure to implement the agreed upon action in the time frame identified will be a violation of this condition.

22. To protect the water quality of the wetlands associated with Durbin Creek, a Natural Resource of Regional Significance, the development will be limited to one boardwalk that crosses over wetlands within the project for the purpose of non-motorized boat access. The design of this boardwalk shall comply with FDEP guidelines that allow for construction with only temporary impacts. The boardwalk must be reviewed and approved by St. Johns County, and either the Northeast District FDEP or SJRWMD, and the designated agency responsible for managing the Julington/Durbin Creek Peninsula preservation area. The requirements of the Development Order to protect the water quality of the wetlands associated with Durbin Creek have been completed.

Stormwater Management.

23. Development within the Project shall proceed concurrently with a contiguous, functioning, permitted management and storage of surface waters system. The Project shall meet the adopted drainage level of service standard in the County's Comprehensive Plan. All stormwater discharge to Julington or Durbin Creek or their tributaries shall be treated prior to discharge.

Solid Waste.

24. The Project shall meet the level of service standard established in the St. Johns County Comprehensive Plan 2025.

25. The Project shall participate in the St. Johns County recycling program.

Transportation.

26. Mitigation costs for mass transit and roads for the development which is approved by this development have been deemed to be those as specifically set forth in the attached in the Transportation Mitigation Summary attached hereto as **Exhibit E**. The Developer shall mitigate for such impacts in the following manner:

27. I-95/State Road 9B Interchange Contribution.

No later than six (6) months from the effective date of this Development Order or 60 days after the Developer takes title to the property, whichever comes first, Developer shall donate to the FDOT 204 acres at the intersection of I-95 and the proposed 9B interchange as further depicted on the Master Plan at **Exhibit B**. Such land shall have a restriction in the deed that it shall be used for an interchange or other road project of FDOT. At the same time as the donation of the 204 acres, Developer shall donate an amount not to exceed 25 acres on the DRI site at a location mutually agreed upon by Developer and FDOT for the purpose of storm water retention for the interchange. [Completed]

28. Race Track Road.

(a) U.S. 1 to Bartram Springs Parkway. No later than 30 months from the effective date of the Development Order, Developer shall commence construction of the four-laning of Race Track Road from U.S. 1 (including all necessary at-grade intersection improvements at the U.S. 1/Race Track Road intersection) to the Bartram Springs Parkway

entrance into the single-family development between parcels 41 and 42, as depicted on the Master Plan. [Completed]

(b) Bartram Park Boulevard to Bartram Springs Parkway (East Segment of Race Track Road). The Developer has funded/obtained funding for the construction of the four-laning of Race Track Road from Bartram Park Boulevard to Bartram Springs Parkway, including the I-95 bridge/flyover (the "**East Segment**"). More specifically, the Developer funded approximately Three Million Six Hundred Eighty-Eight Thousand Eight Hundred Twenty-Eight and 23/100 Dollars ($3,688,828.23) of the cost of the portion of the East Segment between Bartram Park Boulevard and East Peyton Parkway (the "**BTB/EPP Section of the East Segment**"), and the City of Jacksonville paid approximately Ten Million Six Hundred Eighty-One Thousand Two Hundred Fifty and No/100 Dollars ($10,681,250.00) for such segment. FDOT has agreed to fund the portion of the East Segment between East Peyton Parkway and Bartram Springs Parkway as part of FDOT's widening of Interstate 95. Because the Developer has caused the construction of the East Segment as described in this paragraph, the Developer shall be permitted to commence development of parcel 32 (located in St. Johns County) and parcels 28, 29, 30 and 31 (located in Duval County), as depicted on the Master Development Plan. The Developer has donated to St. Johns County approximately 13.42 acres for the East Segment [Complete]. The Developer shall receive St. Johns County impact fee credits for the donation of right-of-way for the East Segment (the value of the credits is approximately One Million Nine Hundred Sixty-Two Thousand Seven Hundred Ninety-Seven Dollars ($1,962,797.00). The Developer shall also receive St. Johns County impact fee credits for the BTB/EPP Section of the East Segment in the amount of Three Million Six Hundred Eighty-Eight

Thousand Eight Hundred Twenty-Eight and 23/100 Dollars ($3,688,828.23). Developer has contributed construction plans for the East Segment to the County [Complete].

(c) Bartram Park Boulevard to St. Johns Parkway (West Segment to Race Track Road). The Developer, its successors or assigns, has paid to St. Johns County Four Million Dollars ($4,000,000.00) for the construction of Section 1 of the west segment of Race Track Road (the "**West Segment**"). The aforementioned contribution equaled the actual cost of constructing Section 1. In addition, the Developer, its successors or assigns, shall pay to St. Johns County Seven Thousand Five Hundred Dollars ($7,500.00) per single-family unit in transportation proportionate share payment (the "**Race Track Construction Contribution**") for no fewer than 578 single-family units (for a total of Four Million Three Hundred Thirty-Five Thousand Dollars ($4,335,000.00)) proposed to be constructed on Duval County parcels 49 and 50, as depicted on the Master Development Plan (Map H), for the County's construction of Sections 1, 2 and 3 of the West Segment, as depicted on **Exhibit F**. If the Developer converts the 111 single-family units located on parcel 50 in Duval County to multi-family units, the Developer will still be required to pay total Race Track Construction Contribution of Impact Fees of Eight Hundred Thirty-Two Thousand Five Hundred Dollars ($832,500.00) for parcel 50, which sum shall be paid to the County on a per-unit basis. The Race Track Construction Contribution for each unit will be placed into escrow with the Developer when a building permit is obtained from Duval County for such unit. The Developer will pay the total Race Track Construction Contributions collected during each calendar quarter to St. Johns County within 30 days from the beginning of the subsequent calendar quarter. St. Johns County will hold all Race Track Construction Contributions in escrow for the sole purpose of widening the West Segment of Race Track Road. To ensure the Developer's compliance with this Condition 28(c), the

Developer will record a deed restriction against title to all lots within tracts 49 and 50 requiring collection of the Race Track Construction Contribution be paid to Developer at the first closing of each home within said tracts, if a contribution has not already been paid for such lot. The Developer has donated to St. Johns County approximately 23.47 acres, as shown on **Exhibit F** attached) for the West Segment. The Developer shall receive St. Johns County impact fee credits for the donation of right-of-way for the West Segment (the value of the credits is approximately Three Million Four Hundred Thirty-Three Thousand Two Hundred Fifty-Two Dollars ($3,433,252.00). Developer has contributed its existing construction plans for the West Segment to the County. [West Segment Contribution Completed]

(d) Connection of Bartram Park Boulevard to Race Track Road. Construction of the final segment of Bartram Park Boulevard from its existing terminus to Race Track Road shall be commenced on or before June 2006 and shall be completed no later than June 2007. [Completed]

(e) Right-of-Way Donation/Impact Fees and Credits. The Developer shall be given credit for the dedication of right-of-way for Race Track Road, as set forth in **Exhibit E**, dollar for dollar, against the $7,961,998 required as the Additional Transportation Contribution. As set forth in ***Exhibit E***, the Developer has contributed right-of-way for Race Track Road valued at Nine Million Eight Hundred Forty-One Thousand Nine Hundred Twenty Nine Dollars ($9,841,929.00), in Year 2000 dollars Thus, the Developer has satisfied the payment of the Additional Transportation Contribution. In addition, the Developer shall receive a credit against county transportation impact fees for the value of the previously donated right-of-way pursuant to the impact fee ordinance. St. Johns County agrees to acquire at its cost lands in St. Johns County needed to obtain sufficient right-of-way for the East Segment in excess of lands to be

contributed by Developer ("**Required Right-of-Way**") in order to widen the East Segment and to construct stormwater ponds [Complete].

(f) Proportionate Share. The Developer shall receive a credit against the proportionate share of $13,538,645, as calculated pursuant to **Exhibit E**. If the total is less than $13,538,645, Developer will pay the difference in cash in year 2000 dollars, to the City of Jacksonville and St. Johns County in proportion to the costs of the Race Track Road improvements allocated to each county as fulfillment of this condition. The Developer acknowledges that any Impact Fee Credit Agreement with St. Johns County shall only permit credits for improvements made in St. Johns County or sums paid to St. Johns County and not for any sums paid to Duval County; provided, however, if at the time of payment for this improvement, the cost, including the value of the right-of-way, is greater than $13,538,645, Developer shall have the right in subsequent changes to the Development Order to request credit for the difference in the estimated cost and actual cost against the Additional Transportation Contribution (as defined below). The improvements to Race Track Road and the donation of Race Track Road right-of-way shall be deemed to satisfy all DRI transportation mitigation requirements of St. Johns County. [Satisfied]

29. Duval County-St. Augustine Road.

Within thirty (30) days of the date that the City issues a Notice of Commencement for the six-laning (from 4 to 6 lanes) of St. Augustine Road adjacent to the northern boundary of the project but no later than the commencement of any development within Phase II:

(a) Developer shall pay to the City the amount of $1,000,000 to be used for the six-laning (from 4 to 6 lanes) of St. Augustine Road from the westernmost entrance of Bartram Park onto St. Augustine Road to I-95; provided, however, no such payment shall be due

any earlier than twelve (12) months from the effective date of the Development Order; and [Completed]

(b) Developer shall convey right-of-way consisting of 4.8 acres adjacent to the northern boundary of Bartram Park for the six-laning of St. Augustine Road. [Completed]

Additional Transportation Contribution

30. Prior to the commencement of Phase II, Developer shall contribute $7,961,998 (in year 2000 dollars to be adjusted by U.S. Government issued annual inflation factors until the commitment is discharged and as may be adjusted due to additional right-of-way contributed as described in subsection 28(4))(the "**Additional Transportation Contribution**") to the appropriate entity for improvements to be made to significant roadways impacted by the development. Such improvements will be identified in a Notice of Proposed Change to be filed and approved prior to the commencement of Phase II. Additional Transportation Contributions have been satisfied by the Completed ROW Contributions and the Future ROW Contributions.

Project Development Environmental Study

31. No later than six (6) months from the effective date of the Development Order, Developer shall initiate, at its cost, a Project Development and Environmental Study ("**PD&E**") for a new interchange to be located at the southward extension of State Road 9B from I-95 and the East West Parkway, as proposed by the FDOT. The westward extension of this interchange will be a realigned segment of Race Track Road. This study will be conducted in accordance with FDOT's most current PD&E manual, and it will result in an approved environmental document. The Developer shall coordinate this study and the conceptual design of the new interchange with FDOT, the City of Jacksonville, St. Johns County, TPO, and any other directly affected developers/property owners. [Developer has completed study/Obligation satisfied]

Additional Transportation Provisions.

32. Except as provided elsewhere in this Development Order, costs of mitigation shall be a credit against impact fees, fair share or proportionate share contributions required by St. Johns County in accordance with the applicable St. Johns County ordinance(s).

33. Developer, its successors and assigns, shall have the right to expand and drain into stormwater retention ponds located within the boundaries of the DRI which are presently used by the FDOT, as approved by FDOT.

34. Developer shall design the project to accommodate public transit and shall work with the Jacksonville Transit Authority as necessary to coordinate this development with any plans to extend transit to the project and to St. Johns County. In addition, the Developer shall coordinate with the TPO in promoting ridesharing, van pooling and other transportation demand management strategies. Any effort shall be coordinated with other major developments in this area of the region and shall be consistent with any recommendations included in the St. Johns County Northwest Sector Plan addressing transit and transportation demand management strategies. Any efforts to promote transit and transportation demand management shall be included in the Bartram Park Monitoring Report.

35. Developer shall be responsible for the full costs of all intersection improvements, including but not limited to, signalization, turn lanes, deceleration and acceleration lanes, etc., necessary to provide access to the Bartram Park DRI as determined by the appropriate review agency. The design of the access improvements shall be approved by the appropriate review agency.

36. Developer shall diligently work with Florida East Coast Railroad ("**FEC**") in an effort to establish a crossing across the FEC railroad to U.S. 1 to provide access to development

west of the railroad. All efforts made in establishing the access onto U.S. 1 shall be documented in the biennial Monitoring Reports.

37. Compliance with the requirements of the Transportation Section of the Development Order have been satisfied.

Air Quality

38. The following fugitive dust control measures shall be undertaken during all construction activities throughout buildout of the project:

(a) Contractors will moisten soil or use resinous adhesives on barren areas, which shall include, at a minimum, all roads, parking lots, and material stockpiles;

(b) Contractors will use mulch, liquid resinous adhesives with hydro-seeding or sod on all landscape areas;

(c) Contractors will remove soil and other dust-generating material deposited on paved streets by vehicular traffic, earth moving equipment, or soil erosion; and

(d) Contractors will utilize the best operating practices in conjunction with any burning resulting from land clearing, which may include the use of air curtain incinerators.

Community Services/Fire Protection

39. In order for Developer to construct the widening of Race Track Road, the Developer shall donate to St. Johns County parcel 46 (not to exceed 3.02 acres), as depicted on the Master Development Plan, for use as a site for drainage and/or stormwater pond(s) for the road widening. The deed of conveyance shall contain covenants, restrictions and easements insuring that the property will be used for its intended purpose. The value of the donation will be determined by an appraisal to be performed at the time the Developer asserts its right to repurchase the site pursuant to the terms and conditions of this section. [Completed]

40. All structures greater than 35 feet in height within Bartram Park shall be protected with an automatic sprinkling system designed and installed in accordance with all applicable fire and building codes.

41. Impact fee credits shall be allowed for the donation of the land for the community services site in accordance with the applicable County impact fee ordinance. The total value of the site shall be applied against required impact fees for fire, police and emergency services.

Recreation and Open Space

42. The Developer shall create a two (2)-acre canoe access park, in the location depicted on the Master Development Plan, Map H. The park shall have a natural graded parking area with a cleared trail and elevated walkway over the wetlands as necessary from the parking area to the canoe launch and take out area. The Developer will commence the canoe access improvements within three (3) years of the commencement of construction of commercial space on Tract 27. [Completed]

43. Bartram Parkway is the north-south spine road bisecting the portion of the DRI located west of Interstate 95. A linear park and trail will be constructed parallel to Bartram Parkway from Old St. Augustine Road to Race Track Road. The Linear Park will be at least 20 feet wide and will include a twelve-(12)-foot-wide hard surface path for public pedestrian use, together with benches and other resting areas interspersed throughout. Such Linear Park will be constructed within the same time frame as the Bartram Parkway is constructed [Complete].

Those recreational components of the project will be located in Duval County are further described in the Duval County Development Order. The St Johns County portion of the recreation and open space requirements of the Development Order have been completed.

44. The Developer shall provide an averaged 30-foot scenic edge adjacent to commercial and office uses along Race Track Road and an averaged 75-foot scenic edge adjacent to residential uses along Race Track Road.

Education

45. To mitigate for educational impacts to the St. Johns County School District associated with the changes approved in NOPC Resolution 2006-175, which impacts were not contemplated in the original Development Order, Developer agreed to pay to the St. Johns County School District the mitigation sum of Eight Thousand Thirteen and No/100 Dollars ($8,013.00), plus the general school impact fee due pursuant to County ordinance (which mitigation sum and impact fee are collectively referred to as the "**Original School Mitigation**"), for each of the 367 residential units (the "**Original Units**") approved in Resolution 2006-175. The Original School Mitigation shall be paid for each of the Original Units prior to the application for the building permit for the applicable unit. After the Original School Mitigation is paid for the Original Units, the Developer shall pay to the School District the amount of Eighteen Thousand Six Hundred Eighty-Two and No/100 Dollars ($18,682.00) (the "**Second School Mitigation**") for each of the additional 280 residential units approved by the County in NOPC Resolution 2014-92 (the "**Second Units**"). The Second School Mitigation will be paid as follows:

(a) $12,610 per unit shall be paid at the time of, and be a condition for the issuance by the County of, approval of construction plans for each segment or phase of residential development within the applicable parcel or parcels. This portion of the proportionate share mitigation shall be paid for all of the lots or units within said construction plans for the subject parcel or parcels; and

(b) The remaining $6,072 per unit shall be paid at the time of, and be a condition of the issuance by the County of, a building permit for each unit for which construction plans have previously been approved.

After the Original School Mitigation is paid for the Original Units and the Second School Mitigation is paid for the Second Units, the Developer shall pay to the School District the amount of $19,256 (the "**Third School Mitigation**") for each of the additional 30 residential units approved by the County in St. Johns County Resolution No. 2019-166 (the "**Third Units**"). The Third School Mitigation will be paid as follows:

(1) $13,184 per unit shall be paid at the time of, and be a condition for the issuance by the County of, approval of construction plans for each segment or phase of residential development within the applicable parcel or parcels. This portion of the proportionate share mitigation shall be paid for all of the lots or units within said construction plans for the subject parcel or parcels; and

(2) The remaining $6,072 per unit shall be paid at the time of, and be a condition of the issuance by the County of, a building permit for each unit for which construction plans have previously been approved.

After the Original School Mitigation is paid for the Original Units and the Second School Mitigation is paid for the Second Units, the Developer shall pay to the School District the amount of $19,256 (the "Third School Mitigation") for each of the additional 30 residential units approved by the County in NOPC Resolution 2019-___ (the "Third Units"). The Third School Mitigation will be paid as follows:

(a) $13,184 per unit shall be paid at the time of, and be a condition for the issuance by the County of, approval of construction plans for each segment or phase of

residential development within the applicable parcel or parcels. This portion of the proportionate share mitigation shall be paid for all of the lots or units within said construction plans for the subject parcel or parcels; and

(b) The remaining $6,072 per unit shall be paid at the time of, and be a condition of the issuance by the County of, a building permit for each unit for which construction plans have previously been approved.

As consideration for the Developer's payment of the Second School Mitigation and the Third School Mitigation specified herein, the County shall provide a dollar for dollar credit for all proportionate share mitigation payments paid pursuant to this Development Order toward any school impact fee or exaction imposed by ordinance of the County for the same need, but in no event shall the Second School Mitigation be less than $18,682 for each of the Second Units or the Third School Mitigation be less than $19,256 for each of the Third Units.

The Original School Mitigation, the Second School Mitigation and the Third School Mitigation as set forth in the Development Order have all been satisfied by the Developer.

The Developer shall pay to the School District the amount of Three Hundred Twenty-Nine Thousand Eight Hundred Sixty and No/100 Dollars ($329,860.00), or One Thousand Eight Hundred Thirty-Three and No/100 Dollars ($1,833.00) per dwelling unit, (the "**Fourth School Mitigation**") for each of the additional 180 residential units approved by the County in St. Johns County Resolution No. 2026-___ (the "**Fourth Units**"). The Fourth School Mitigation will be paid as follows:

(a) One Thousand Eight Hundred Thirty-Three and No/100 Dollars ($1,833.00) per dwelling unit (collectively, the "**Proportionate Share Payment**") shall be paid at the time of, and be a condition for the issuance by the County of, approval of construction plans for each

segment or phase of residential development within the applicable parcel or parcels. This Proportionate Share Payment shall be paid for all of the lots or units within said construction plans for the subject parcel or parcels.

Impact Fees

46. 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, "fair share contributions") or improvements made by the Developer 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, and St. Johns County Impact Fee ordinances 87-57, 87-58, 8759 and 87-60, as they may be amended. The Developer proposes and the County agrees that, in the event that any contributions of land, money (including proportionate share or fair share payments), or improvements funded or constructed with funds from a community development district are required by then current law to give rise to impact fee credits to the community development district, then such impact fee credit shall be established in the name of the community development district.

Community Development District

47. The Developer has indicated that it may form one or more Community Development Districts within the DRI pursuant to Chapter 190, Florida Statutes (1999). Nothing in this section shall be construed as approval or consent by the County to the establishment of the Community Development District by the Developer pursuant to Chapter 190, Florida Statutes, and the County expressly maintains all rights available to it pursuant to Chapter 190, Florida Statutes, related to the proposed establishment of a Community Development District by the Developer. Any Community Development District for Bartram Park approved pursuant to

Chapter 190, Florida Statutes (1999), 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 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 Developer 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 Sections190.012(1) and (2) Florida Statutes (1999), 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 Developer shall no longer be subject to the obligation. The Developer proposes and the County agrees that, in the event that any contributions of land, money (including "fair share payments"), or improvements funded or constructed with funds from a Community Development District are required by then current law to give rise to impact fee credits to the Community Development District, then such impact fee credits shall be established in the name of the Community Development District.

Hurricane Evacuation

48. Access to the southeast quadrant onto Race Track Road shall be adequately designed to facilitate emergency evacuation. The Developer will design the main access as a four-lane entranceway, and shall explore the potential for an entrance onto U.S. 1.

Silviculture

49. St. Johns County hereby acknowledges that the property which is the subject of this Development Order is presently being utilized in an on-going silviculture operation. Nothing in this Development Order shall be deemed to prohibit such silviculture practices. The silviculture operation shall continue until such time as the Developer commences development of that portion of the property. However, silviculture shall be prohibited in that portion of property which consists of wetland areas to be preserved and those areas immediately adjacent to wetlands which will be used as buffers to the wetland areas.

Historical and Archeological Sites

50. Should any regionally significant historical and archaeological resources by discovered in the course of development, the developer shall immediately notify the Division of Historical resources. No disruption of the findings shall be permitted until the investigation is complete and the Division of Historical Resources has rendered a recommendation which will be binding to the Developer.

Notices

Any and all notices required or allowed to be given to the Developer shall also be mailed or delivered to the Authorized Agent or his successors in office as follows:

Developer
J. Thomas Dodson, Jr.
700 Ponte Vedra Lake Boulevard
Ponte Vedra, Florida 32082
Phone (904) 280-7100

Authorized Agent
Ellen Avery-Smith, Esquire
Rogers Towers, P.A.
100 Whetstone Place, Suite 200

St. Augustine, Florida 32086
Phone (904) 825-1615

Validity of Development Order

In the event that a portion of this Development Order is determined to be invalid by a court of competent jurisdiction as applied to any persons or circumstances, such portions or sections shall remain in full force and effect as to all other persons or circumstances, and the remaining portions or sections of this development order not affected by such judicial determination shall remain in full force and effect as to all persons and circumstances.

RENDITION

Within 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 Economic Opportunity, Bureau of Community Planning & Development and the Developer.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd **, DAY OF** November **, 2026.**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: Clay Murphy
Clay Murphy, Chair

ATTEST: Brandon J Patty, Clerk of the Circuit Court and Comptroller

By: Crystal Smith
Deputy Clerk

Rendition Date NOV 03 2026

Adopted Regular meeting November 3, 2026
Effective: November 3, 2026

Exhibit List

Exhibit A. Legal Description of Total DRI Property

Exhibit B. Master Plan Map H

Exhibit C. Land Use Exchange Table

Exhibit D. Surface Water Quality Monitoring Plan

Exhibit E. Transportation Mitigation Schedule

Exhibit F. Race Track Road Segments

Exhibit A

Legal Description of Total DRI Property

Parcel 1

A portion of Sections 21, 22, 23, 24, 25, 26, 27 and 28, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of Section 19, said Township 4 South, Range 28 East, Duval County, Florida; thence North 00°43'10" West, along the West line of Section 19, also being the East line of said Section 24, a distance 2283.20 feet to the Southwesterly right-of-way line of that particular service road of St. Augustine Road (also known as Loretto Road and County Road No. 1 as shown on the right-of-way map of Interstate Highway 95 as per Florida State Road Department Right-of-Way Map Section 72280-2403, dated 4-1-64), thence run the following seven (7) courses and distances along said Southwesterly right-of-way line; COURSE NO. 1: North 40°25'29" West, a distance of 308.50 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 2: Northwesterly along and around the arc of said curve concave Northeasterly and having a radius of 11675.16 feet, an arc distance of 470.56 feet, said arc being subtended by a chord bearing and distance of North 39°18'56" West, 470.53 feet to the point of reverse curvature of a curve leading Westerly; COURSE NO. 3: Westerly along and around the arc of said curve concave Southwesterly and having a radius of 67.00 feet, an arc distance of 52.98 feet, said arc being subtended by a chord bearing and distance of North 60°46'23" West, 51.61 feet to the point of tangency of said curve; COURSE NO. 4: North 83°25'56" West, 937.42 feet to the point of curvature of a curve leading Westerly; COURSE NO. 5: Westerly along and around the arc of said curve concave Northerly and having a radius of 2990.79 feet, an arc distance of 165.51 feet, said arc being subtended by a chord bearing and distance of North 81°50'49" West, 165.49 feet to the point of compound curvature of a curve leading Northwesterly; COURSE NO. 6: Northwesterly along and around the arc of said curve concave Northeasterly and having a radius of 83.00 feet, an arc distance of 93.77 feet, said arc being subtended by a chord bearing and distance of North 47°38'25" West, 88.87 feet; COURSE NO. 7: North 87°15'14" West, a distance of 171.09 feet to the Southerly right-of-way line of said St. Augustine Road (a 100 foot right-of-way as now established); thence North 78°34'10" West, along last said line 2670.79 feet to the point of curvature of a curve leading Northwesterly; thence Northwesterly along and around the arc of said curve and continuing along said right-of-way line of St. Augustine Road being concave Northeasterly and having a radius of 5779.58, an arc distance of 483.35 feet, said arc being subtended by a chord bearing and distance of North 76°10'25" West, 483.21 feet, to the point of tangency of said curve, said point of tangency hereinafter referred to as Reference Point A; thence return to the Point of Beginning; thence South 01°04'30" East along the East line of said Section 25, also being the West line of Section 30, 4840 feet more or less, to the Northerly edge of the waters/mean high water line of Durbin Creek; thence Westerly along the Northerly edge of waters/mean high water line of Durbin Creek, 21,800 feet, more or less, to an intersection with the Southerly edge of the waters/mean high water line of the North fork of Julington Creek; thence Easterly along the Southerly edge of the waters/mean high water line of the North Fork of Julington Creek, 17,300 feet, more or less., to an intersection with the aforementioned Southerly right-of-way line of St. Augustire Road, said right-of-way line bearing North 73°48'40" West, from aforesaid Reference Point A: thence South 73°48'40" East along last said line, 146 feet more or less to said Reference Point A and to close.

LESS AND EXCEPT that portion of the Northeast ¼ of Section 23, Township 4 South, Range 27 East, Duval County, Florida lying Southeasterly of the Southerly waters edge/Mean High Water Line of the North Fork or Julington Creek. All of Tract "A" as shown on plat of Julington Country Club Estates Replat, as recorded in Plat Book 28, Pages 41 through 41B inclusive of the Current Public Records of Duval County, Florida, also being that portion of the West ½ of the Southeast ¼ of said Section 23, Township 4 South, Range 27 East, said Duval County, Lying Southeasterly of the Southerly waters edge/Mean High Water Line of the North Fork of Julington Creek. That portion of Sections 35 and 36, Township 4 South, Range 27 East, Duval County, Florida, lying Northerly of the Northerly waters edge/Mean High Water Line of Durbin Creek. That portion of the Northwest ¼ of Section 26, Township 4 South, Range 27 East, Duval County, Florida, lying Southerly of the Southerly waters edge/Mean High Water Line of the North fork of Julington Creek.

Parcel 2

A portion of Sections 19 and 30, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of said Section 19; thence North 00°43'10" West along the West line of said Section 19, a distance of 2386.51 feet, to the Southwesterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as now established per SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence South 40°25'29" East, along said Southwesterly right-of-way line, 6810.39 feet to the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Current Public Records of said Duval County, Florida; thence North 88°12'39" West, along last said line, 4338.36 feet to the West line of aforesaid Section 30; thence North 01°04'30" West, along the West line of said Section 30, a distance of 2663.17 feet to the POINT OF BEGINNING.

Being subject to those certain Borrow Pit Easements Number Three and Number Seven, as described and recorded in Official Records Volume 2336, Page 592. Being subject to a 150 foot Jacksonville Electric Authority Right-of-Way, being described and recorded in Official Records Volume 2207, Page 109, all being of the Current Public Records of Duval County, Florida. Being subject to a 60 foot drainage easement as described and recorded in Official Records Volume 1150, Page 291.

Parcel 3

A portion of Section 29, 20, 31 and 32, Township 4 South, also a portion of Sections 5 and 6, Township 5 South, all lying in Range 28 East, Duval County and St. Johns County, Florida and being more particularly described as follows: COMMENCE at the Northwest corner of said Section 30; thence South 01°04'30" East, along the West line of said Section 30, also being the West line of a 150 foot JEA right-of-way as per the City Map Drawing No. T98-89, also being the East line of Section 25, Township 4 South, Range 27 East, a distance of 2663.17 feet to the Southwest corner of Government Lot 2, said Section 30, also being the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Current Public Records of Duval County, Florida and the POINT OF BEGINNING; thense South 01°04'30" East, continuing along the West line of said Section 30, also being the West line of Government

Lots 3 and 4, said Section 30, and the East line of said Section 25, a distance of 2617.26 feet to the Southwest corner of Government Lot 4, said Section 30, also being the South line of said Section 30; thence South 87°32'13" East along the last said line, 1189.99 feet to the northwest corner of the West ½ of the Northwest ¼ of said Section 31 and a point hereinafter referred to as Reference Point "A"; thence continue along the North line of said West ½ of the Northwest ¼, South 87°32'13" East, a distance of 1337.32 feet to the Northeast corner of said West ½ of the Northwest ¼: thence South 00°19'49" East along the Easterly line of said West ½ of the Northwest ¼, a distance of 2681.19 feet to a point hereinafter referred to as Reference Point "B"; thence return to the POINT OF BEGINNING; thence from the POINT OF BEGINNING; South 88°12'39" East along said Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of said Current Public Records, a distance of 4339.40 feet to the Southwesterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as per Florida SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence run the following two (2) courses and distances along said Southwesterly right-of-way line; COURSE NO.1: South 40°25'29" East, 10,236.24 feet to the point of curvature of a curve leading Southeasterly; COURSE NO. 2: Southeasterly along and around the arc of said curve concave Southwesterly, having a radius of 7489.44 feet, an arc distance of 441.46 feet, said arc being subtended by a chord bearing and distance of South 40°09'49" East, 441.40 feet to the revised right-of-way line of Race Track Road as shown on the SRD Right-of Way Map for Interstate 95, State Road No. 9, Section 78080-2403 Sheet 7 of 8; thence run the following three (3) courses and distance along the last said line; COURSE NO. 1: South 86°17'29" West, 332.90 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 2: Northwesterly along and around the arc of said curve concave Northeasterly, having a radius of 1859.86 feet, an arc distance of 340.77 feet, said arc being subtended by a chord bearing ad distance of North 80°09'59" West, 340.29 feet; COURSE NO. 3: South 15°01'57" West, 17.00 feet to the Northerly right-of-way line of Race Track Road (a 66 foot right-of-way as per monumentation and local recognition); thence run the following five (5) courses and distances along the last said right-of-way line; COURSE NO. 1: Northwesterly along and around the arc of a curve concave Northeasterly, having a radius of 1876.86 feet, an arc distance of 405.48 feet, said arc being subtended by a chord bearing and distance of North 68°45'14" West, 404.69 feet to the point of tangency of said curve; COURSE NO. 2: North 63°58'45" West, 64.69 feel to the point of curvature of a curve leading Northwesterly; COURSE NO. 3: Northwesterly along and around the arc of said curve concave Southwesterly, having a radius of 2897.63 feet, an arc distance of 1289.62 feet, said arc being subtended by a chord bearing and distance of North 76°01'01" West, 1279.00 feet to the point of tangency of said curve; COURSE NO. 4: North 88°46'01" West, 720.95 feet to the point of curvature of a curve leading Southwesterly; COURSE NO. 5: Southwesterly along an around the arc of a said curve concave Southeasterly, having a radius of 1179.09 feet, an arc distance of 163.68 feet, said arc being subtended by a chord bearing and distance of South 88°22'35" West, 163.55 feet to the Easterly line of those lands described in Official Records Volume 5528, Page 680 of said Current Public Records of Duval County; thence Northwesterly, Southwesterly and Southeasterly along the Easterly, Northerly and Westerly lines of said lands described and recorded in said Official Records Volume 5528, Page 680, run the following three courses and distances; COURSE NO. 1: North 01°18'30" West, 1093.91 feet; COURSE NO. 2: South 87°49'09" West, 336.90 feet; COURSE NO. 3: South 01°16'44" East, 709.13 feet to the Northerly line of those lands recorded in Official Records Volume 6335, Page 934 of said Current Public Records; thence South 88°12'20" West, along the last said line, 1017.24 feet to

the West line of said lands described and recorded in Official Records Volume 6335, Page 934; thence South 01°04'01" East, along the last said line, 434.35 feet, to the Northeast corner of aforesaid Section 6; thence South 01°51'26" East, along the East line of Section 6, a distance of 287.56 feet to aforesaid Northerly right-of-way line of Race Track Road; (a 66 foot right-of-way as per monumentation and local recognition); thence run the following four (4) courses and distances along the last said right-of-way line; COURSE NO. 1: Southwesterly along and around the arc of a curve Southeasterly, having a radius of 1178.80 feet; an arc distance of 307.81 feet, said arc being subtended by a chord bearing and distance of South 50°28'42" West, 306.94 feet to the point of tangency of said curve; COURSE NO. 2: South 43°04'24" West, 1765.07 feet to the point of curvature of a curve leading Southwesterly; COURSE NO. 3: Southwesterly along and around the arc of said curve concave Northwesterly, having a radius of 539.77 feet, an arc distance of 632.14 feet, said arc being subtended by a chord bearing and distance of South 76°04'46" West, 596.63 feet to the point of tangency of said curve; COURSE NO. 4: North 70°22'22" West, 674.96 feet to Westerly line of the Northeast ¼ of said Section 6; thence North 02°15'28" West, along the last said line, 1654.20 feet to the Northerly line of said Section 6; thence North 89°14'24" East, along said Northerly line of Section 6, 196 feet more or less to the centerline or run of Durbin Creek; thence Northwesterly along said centerline or run, 2600 feet more or less to the South line of East ½ of the Northwest ¼ of said Section 31, said line bearing South 87°32'06" East, from aforesaid Reference Point "B"; thence North 87°32'06" West, along the last said line and along the Westerly boundary of those lands described and recorded in official Records Volume 4717, Page 8 of the current Public Records of said Duval County, 1010 feet more or less to said Reference Point "B"; thence North 00°19'49" West, along the West line of the East ½ of the Northwest ¼ of said Section 31, also being the Easterly boundary of said lands described and recorded in Official Records Volume 4717, Page 8 of said Current Public Records of Duval County, 2260 feet more or less to the Northerly edge of water/Mean High Water Line of said Durbin Creek; thence Northwesterly along the Northerly waters edge/Mean High Water Line of said Durbin Creek, 1999 feet more or less to the South line of said Section 30, said line bearing South 87°32'13" East from aforesaid Reference Point "A"; thence North 87°32'13" West, along the last said line, 460 feet more or less to said Reference Point "A"; thence North 00°03'02" West along the West line of the West ¼ of the Southwest ¼ of said Section 30, a distance of 360 feet more or less to the Northerly edge of water/Mean High Water Line of said Durbin Creek; thence Westerly along said waters edge/Mean High Water Line of said Durbin Creek; thence Westerly along said waters edge/Mean High Water Line of said Durbin Creek, 1200 feet more or less to the West line of Section 30; thence North 01°04'30" West, along the last said line, 2180 feet more or less to the POINT OF BEGINNING.

SUBJECT TO:

Those particular borrow pit easements No. 1 and No. 2 as described and recorded in Official Records Volume 2346, Page 137 of the Current Public Records of Duval County, Florida. A 60 foot drainage easement as described and recorded in Official Records Volume 1150, Page 291 of the Current Public Records of Duval County, Florida.

(CEMETERY)
LESS AND EXCEPT:
A portion of Section 6, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of said Section 6; thence South 01°51'26" East, along the Easterly line of said Section 6, 287.56 feet; thence run the following two (2) courses and distances along the Northerly right-of-way line of Race Track Road (a 66 foot right-of-way as per monumentation and local recognition); COURSE NO. 1: Southwesterly along and around the arc of a curve concave Southeasterly, having a radius of 1178.80 feet, an arc distance of 307.81 feet, said arc being subtended by a chord bearing and distance of South 50°28'42" West, 306.94 feet to the point of tangency of said curve; COURSE NO. 2: South 43°04'24" West, 1065.28 feet; thence North 07°56'21" West, a distance of 560.47 feet to the POINT OF BEGINNING; thence North 08°16'29" West, a distance of 211.13 feet; thence North 83°0148" East, a distance of 211.73 feet; thence South 08°15'53" East, a distance of 212.06 feet; thence South 83°16'55" West, a distance of 211.72 feet to the POINT OF BEGINNING.

Parcel 4

A portion of Sections 28, 29, 30, 32, 33, 34 and a portion of the Christopher Minchen Grant, Section 48 and a portion of Sections 4, 5 and 47, all being in Township 5 South, Range 28 East, all of the above lands being in Duval and St. Johns County, Florida and being more particularly described as follows: BEGIN at the intersection of the South line of the Northwest one-quarter of aforesaid Section 28, Township 4 South, Range 28 east, also being the Southerly line of those lands described and recorded in Official Records Volume 5805, Page 1072 of the Current Public Records of Duval County, Florida, with the Southwesterly right-of-way line of the Florida East Coast Railway (a 100 foot right-of-way as now established and shown on the FEC Right-of-Way Map dated December 31, 1927); thence South 41°00'03" East, along said Southwesterly right-of-way line, 1203.27 feet to the Westerly line of the East one-quarter of the Northwest ¼ of the Southwest ¼ of said Section 28, Township 4 South, Range 28 East; thence South 00°58'20" East, along last said line, 425.24 feet to the Southerly line of the Northwest ¼ of the Southwest ¼ of Said Section 28; thence North 88°54'55" East, along last said line 356.59 feet to the Southwesterly right-of-way line of said Florida East Coast Railroad Right-of-Way; thence South 41°00'03" East along said Southwesterly right-of-way line, 8140.06 feet to the Southerly line of aforesaid Christopher Minchen Grant Section 48, Township 4 South, Range 28 East; thence South 70°27'06" West, along last said line, 518 feet to the Northerly right-of-way line of Race Track Road (a 66 foot right-of-way as per monumentation and local recognition); thence South 88°44'58" West, along said Northerly right-of-way line, 137.78 feet to the point of curvature of a curve to the left; thence continuing along said Northerly right-of-way line of Race Track Road and along the arc of a curve concave Southeasterly, and having a radius of 1465.87 feet, an arc distance of 554.44 feet, said arc being subtended by a chord bearing and distance of South 78°37'46" West, 551.54 feet to an intersection with the Westerly line of aforesaid Section 47, Township 5 South, Range 28 East; thence North 20°49'35" West along Westerly line of said Section 47 and along the Westerly line of aforementioned Christopher Minchen Grant, Section 48, 187.52 feet to an intersection of said Westerly line of Section 48 with the Easterly line of aforesaid Section 33, Township 4 South, Range 28 East; thence South 00°47'10" West, along the easterly line of said Section 33 and along the Easterly line of aforesaid Section 4, Township 5

South, Range 28 East, 205.70 feet Southwesterly and Westerly along the Northerly right-of-way line of said Race Track Road run the following four courses and distances: COURSE NO. 1: Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 1465.87 feet, an arc distance of 334.17 feet, said arc being subtended by a chord bearing and distance of South 58°22'53" West, 333.45 feet to the point of tangency of said curve; COURSE NO. 2: South 51°47'52" West, 189.87 feet to the point of curvature to the right; COURSE NO. 3: Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 1399.26 feet, an arc distance of 980.29 feet, said arc being subtended by a chord bearing and distance of South 71°51'57" West, 960.37 feet to the point of tangency of said curve; COURSE NO. 4: North 88°19'05" West, 3452.94 feet to an angle point in said right-of-way line; thence Northerly and Northwesterly along the revised right-of-way line of said Race Track Road as shown on the SRD Right-of-Way Map for Interstate 95, State Road No. 9, Section 78080-2403 Sheet 7 of 8 run the following four courses and distances; COURSE NO. 1: North 01°46'15" East, 17.00 feet; COURSE NO. 2: North 88°18'14" West 269.94 feet; COURSE NO. 3: North 82°59'57" West, 251.15 feet; COURSE NO. 4: North 83°25'41" West, 431.22 feet to the Northeasterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as per Florida SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence Northwesterly along said Northeasterly right-of-way line of Interstate Highway 95 and along the arc of a curve concave Southwesterly and having a radius of 7789.44, an arc distance of 667.99 feet, said arc being subtended by a chord bearing and distance of North 39°20'55" West 667.99 feet to the point of tangency of said curve; thence North 40°25'29" West, 9964.01 feet continuing along the Northeasterly right-of-way line of said Interstate Highway 95, to the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Public Records of said Duval County, Florida; thence South 88°12'39" East, along last said line, 1790.91 feet to the Westerly line of aforesaid Section 29; thence North 88°42'27" East, continuing along said Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289, a distance of 5348.66 feet to the Southwest corner of the Northwest ¼ of said Section 28; thence North 88°02'52" East, along the South line of the Northwest ¼ of said Section 28, also being the Southerly line of those lands described and recorded in Official Records Volume 5855, Page 1072 of the Current Public Records of said Duval County, Florida, 233.86 feet to the POINT OF BEGINNING.

Parcel 5

That certain piece, parcel or tract of land described as follows: Part of the CHRISTOPHER MINCHEN GRANT in Section 48, Township 4 South, Range 28 East, more particularly described as follows: Beginning at a point on the easterly right-of-way line of U.S. Highway No. 1 at its intersection with the Northerly line of the said Grant and run thence North 69 degrees, 07 minutes 50 seconds East 702.94 feet to an iron; thence South 41 degrees, 00 minutes East 1056.87 feet to an iron; thence South 41 degrees, 20 minutes East 894.72 feet to an iron; thence South 49 degrees, 00 minutes West 660.01 feet to an iron in the easterly right-of-way line of U.S. Highway No. 1; thence North 41 degrees, 20 minutes West along the easterly line of said U.S. Highway No. 1 a distance of 892.80 feet to an iron; thence North 41 degrees, 00 minutes West continuing along the easterly right-of-way of said U.S. Highway No. 1 a distance of 1300.71 feet to the point of beginning.

LESS AND EXCEPT:
BARTRAM PARK (PENINSULA)

A PORTION OF SECTIONS 21, 22, 23, 24, 25, 26, 27, AND 28, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'10" WEST, ALONG THE WEST LINE OF SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OR 2283.20 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE: COURSE NO. 1: NORTH 40°25'29" WEST, A DISTANCE OF 308.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°18'56" WEST, 470.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 3: WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'23" WEST, 51.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 83°25'56" WEST 937.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 5: WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 165.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°50'49" WEST, 165.49 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 6: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 93.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°38'25" WEST, 88.87 FEET; COURSE NO. 7: NORTH 87°15'14" WEST, A DISTANCE OF 171.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 78°34'10" WEST, ALONG LAST SAID LINE 2670.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD BEING

CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5779.58 FEET, AN ARC DISTANCE OF 238.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°23'06" WEST 238.96 FEET, TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5779.58 FEET, AN ARC DISTANCE OF 244.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°59'21" WEST, 244.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT OF TANGENCY HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 04°35'21" EAST, 526.70 FEET; THENCE SOUTH 24°09'15" EAST, 391.81 FEET; THENCE SOUTH 55°33'00" EAST, 680.15 FEET; THENCE SOUTH 02°39'02" EAST, 545.72 FEET; THENCE SOUTH 21°39'40" EAST, 1115.83 FEET; THENCE SOUTH 11°13'02" WEST, 850.82 FEET; THENCE SOUTH 24°19'41" EAST, 438.02 FEET; THENCE NORTH 43°09'50" EAST, 659.54 FEET; THENCE NORTH 55°30'57" EAST, 606.46 FEET; THENCE NORTH 63°19'23" EAST, 652.14 FEET; THENCE SOUTH 28°40'00" EAST, 341.39 FEET; THENCE SOUTH 29°31'17" WEST, 264.61 FEET; THENCE SOUTH 86°40'03" WEST, 376.26 FEET; THENCESOUTH 31°47'14" WEST, 409.71 FEET; THENCE SOUTH 25°58'04" EAST, 270.25 FEET; THENCE SOUTH 05°59'14" WEST, 425.05 FEET; THENCE SOUTH 11°58'57" EAST, 385.08 FEET; THENCE NORTH 85°06'49" EAST, 741.77 FEET; THENCE NORTH 56°10'46" EAST, 513.67 FEET; THENCE SOUTH 42°47'18" EAST, 468.23 FEET; THENCE SOUTH 42°43'22" WEST 277.70 FEET; THENCE SOUTH 58°36'37" WEST, 410.89 FEET; THENCE SOUTH 19°10'13" EAST, 602.77 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE NORTH 88°56'00" EAST, 1024.19 FEET; THENCE SOUTH 61°33'20" EAST, 598.40 FEET; THENCE SOUTH 10°26'54" EAST, 566.44 FEET; THENCE NORTH 88°38'12" EAST, 522.25 FEET; THENCE NORTH 15°47'12" EAST, 343.32 FEET; THENCE NORTH 86°38'06" EAST, 357.57 FEET; THENCE SOUTH 38°10'06" EAST, 111.39 FEET; THENCE SOUTH 30°04'43" WEST, 230.04 FEET; THENCE SOUTH 37°53'10" EAST, 167.31 FEET; THENCE NORTH 87°32'17" EAST, 505.85 FEET; THENCE SOUTH 12°05'58" EAST, 235.98 FEET; THENCE SOUTH 67°16'42" WEST, 299.32 FEET; THENCE SOUTH 19°35'13" WEST, 239.12 FEET; THENCE SOUTH 52°46'01" EAST, 646.75 FEET; THENCE NORTH 31°37'38" EAST, 588.76 FEET; THENCE SOUTH 52°06'40" EAST, 563.37 FEET; THENCE SOUTH 06°29'26" WEST, 600.55 FEET; THENCE SOUTH 33°13'02" EAST, 293.04 FEET; THENCE SOUTH 75°47'33" EAST, 1117.83 FEET; THENCE SOUTH 69°12'15" EAST, 974.70 FEET; THENCE SOUTH 08°54'09" WEST, 238.66 FEET; THENCE NORTH 64°27'45" WEST, 690.83 FEET; THENCE NORTH 73°44'45" WEST, 553.49 FEET; THENCE SOUTH 40°25'15" WEST, 358.53 FEET; THENCE SOUTH 50°18'05" EAST, 282.96 FEET; THENCE SOUTH 38°46'36" EAST, 312.27 FEET; THENCE SOUTH 28°13'20" EAST, 975.39 FEET; THENCE SOUTH 86°07'23" EAST, 322.34 FEET; THENCE SOUTH 14°37'35" WEST, 484.49 FEET; THENCE SOUTH 18°57'22" EAST, 1170.02 FEET; THENCE SOUTH 00°29'54" WEST, 424.20 FEET; THENCE SOUTH 21°30'33" EAST, 523.34 FEET; THENCE SOUTH 20°58'13" WEST, 608.33 FEET; THENCE SOUTH 00°00'00" EAST, 542.22 FEET; THENCE SOUTH 43°36'51" EAST, 320.97 FEET; THENCE NORTH 70°36'04" EAST, 344.27 FEET; THENCE SOUTH 60°08'02" EAST, 199.99 FEET; THENCE SOUTH 09°58'22" EAST, 196.05 FEET; THENCE SOUTH 75°15'21" WEST, 676.14 FEET; THENCE SOUTH 54°04'57" WEST, 314.39 FEET;

THENCE SOUTH 23°00'39" WEST, 424.79 FEET; THENCE SOUTH 00°59'48" EAST, 424.25 FEET; THENCE SOUTH 29°38'38" EAST, 426.37 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD; (A 66 FOOT RIGHT-OF-WAY AS PER MONUMENTATION AND LOCAL RECOGNITION), AND THE ARC OF A CURVE TO THE SOUTH WEST; THENCE SOUTHWESTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING 2 COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 539.77 FEET, AN ARC DISTANCE OF 632.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°04'46" WEST, 596.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 70°22'22" WEST, 674.96 FEET TO THE WESTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6; THENCE NORTH 02°15'28" WEST, ALONG THE LAST SAID LINE, 1654.20 FEET TO THE NORTHERLY LINE OF SAID SECTION 6; THENCE NORTH 89°14'24" EAST, ALONG SAID NORTHERLY LINE OF SECTION 6, 196 FEET MORE OR LESS TO THE CENTERLINE OF RUN OF DURBIN CREEK; THENCE NORTHWESTERLY ALONG SAID CENTERLINE OR RUN, 2600 FEET MORE OR LESS TO THE SOUTH LINE OF EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE NORTH 87°32'06" WEST, ALONG THE LAST SAID LINE AND ALONG THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4717, PAGE 8 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, 1010 FEET MORE OR LESS, TO THE WESTERLY LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31; THENCE NORTH 00°19'49" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 31, ALSO BEING THE EASTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4717, PAGE 8 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, 2260 FEET MORE OR LESS TO THE NORTHERLY EDGE OF WATER/MEAN HIGH WATER LINE OF SAID DURBIN CREEK; THENCE NORTHWESTERLY ALONG THE NORTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK, 1000 FEET MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 30; THENCE NORTH 87°32'13" WEST, ALONG THE LAST SAID LINE, 460 FEET MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 00°03'02" WEST, ALONG LAST SAID LINE, 360 FEET MORE OR LESS TO THE NORTHERLY EDGE OF WATER/MEAN HIGH WATER LINE OF SAID DURBIN CREEK; THENCE WESTERLY ALONG SAID WATERS EDGE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK, 23,000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHERLY EDGE OF THE WATERS/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE EASTERLY ALONG THE SOUTHERLY EDGE OF THE WATERS/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CRTEEK, 17,3000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD, SAID RIGHT-OF-WAY LINE BEARING NORTH 73°48'40" WEST, FROM AFORESAID REFERENCE POINT "A"; THENCE SOUTH 73°48'40" EAST ALONG LAST SAID LINE, 146 FEET MORE OR LESS TO SAID REFERENCE POINT "A" AND TO CLOSE.

SUBJECT TO:

A 60 FOOT DRAINAGE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1150, PAGE 291 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA LYING SOUTHEASTERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

LESS AND EXCEPT:

ALL OF TRACT "A" AS SHOWN ON PLAT OF JULINGTON COUNTRY CLUB ESTATES REPLAT, AS RECORDED IN PLAT BOOK 28, PAGES 41 THROUGH 41B INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING THAT PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, TOWNSHIP 4 SOUTH, RANGE 27 EAST, SAID DUVAL COUNTY, LYING SOUTHEASTERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

LESS AND EXCEPT:

THAT PORTION OF SECTIONS 35 AND 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, LYING NORTHERLY OF THE NORTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF DURBIN CREEK.

LESS AND EXCEPT:

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

TOGETHER WITH (LAND ADDED PER RESOLUTION 2006-175):

PARCEL A

A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE NORTH 89°14'34" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 31, A DISTANCE OF 150.01 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESIGNATED PARCEL NO. 100 AS RECORDED IN OFFICIAL RECORD 11935, PAGE 1823, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE

POINT OF BEGINNING: THENCE NORTH 00°02'41" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 718.05 FEET TO THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED PARCEL 101 AS RECORDED IN SAID OFFICIAL RECORD 11935, PAGE 1823; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL 101, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°59'10" EAST, 550.00 FEET; COURSE NO. 2: NORTH 00°00'50" WEST, 2800.96 FEET; COURSE NO. 3: NORTH 71°12'28" WEST, 582.72 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 3040, PAGE 1006, SAID PUBLIC RECORDS; THENCE NORTH 00°02'41" WEST, ALONG LAST SAID LINE, 1608.19 FEET; THENCE NORTH 01°06'12" WEST, CONTINUING ALONG SAID EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 3040, PAGE 1006, A DISTANCE OF 380 FEET, MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE EASTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, AND ALONG THE MEANDERINGS THEREOF, 1100 FEET, MORE OR LESS TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF AFORESAID SECTION 30; THENCE SOUTH 00°04'30" EAST, ALONG LAST SAID LINE, 285 FEET, MORE OR LESS TO THE SOUTH BOUNDARY OF SAID SECTION 30; THENCE SOUTH 87°32'06" EAST, ALONG LAST SAID LINE, 300 FEET, MORE OR LESS, TO THE AFORESAID APPROXIMATE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE SOUTHEASTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, AND THE MEANDERINGS THEREOF, 1180 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 31; THENCE SOUTH 00°42'26" EAST, ALONG LAST SAID LINE, 2260 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER; THENCE SOUTH 87°31'45" EAST, ALONG LAST SAID LINE, 1000 FEET, MORE OR LESS TO THE AFORESAID MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG LAST SAID LINE, 1340 FEET MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31; THENCE SOUTH 00°32'13" EAST, ALONG LAST SAID LINE, 1225 FEET, MORE OR LESS TO THE SOUTH BOUNDARY OF AFORESAID SECTION 31; THENCE SOUTH 89°14'34" WEST, ALONG LAST SAID LINE, 3752.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 322.34 ACRES, MORE OR LESS

TOGETHER WITH:

PARCEL B

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°14'34" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 6, A DISTANCE OF 150.01 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS DESIGNATED PARCEL NO. 100A, AS RECORDED IN OFFICIAL RECORD 2242, PAGE 1479, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE POINT OF BEGINNING: THENCE CONTINUE NORTH 89°14'34" EAST ALONG SAID NORTHERLY BOUNDARY OF SECTION 6, A DISTANCE OF 2532.38 FEET TO THE NORTHWESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 1917, PAGE 919 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 17°06'46" WEST, ALONG LAST SAID LINE, 315.16 FEET TO THE EAST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 6; THENCE SOUTH 01°23'03" EAST, ALONG LAST SAID LINE, 378.15 FEET TO THE NORTHWESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 2181, PAGE 1908, SAID PUBLIC RECORDS; THENCE SOUTH 03°22'25" WEST, ALONG LAST SAID LINE, 593.79 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 81°53'06" WEST, 599.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2221.83 FEET, AN ARC DISTANCE OF 831.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°09'38" WEST, 826.90 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 60°26'12" WEST, 105.86 FEET; COURSE NO. 4: NORTH 80°44'28" WEST, 106.91 FEET; COURSE NO. 5: NORTH 60°25'12" WEST, 895.32 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THAT JEA TRANSMISSION LINE DESIGNATED PARCEL NO. 100A, AS RECORDED IN OFFICIAL RECORD 2242, PAGE 1479 OF SAID PUBLIC RECORDS; THENCE NORTH 09°19'08" WEST, ALONG LAST SAID LINE, 380.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.75 ACRES, MORE OR LESS

TOGETHER WITH:

PARCEL C

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 00°02'03" EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 5.09 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'03" EAST, ALONG LAST SAID LINE, 248.45 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 60°25'12" EAST, ALONG LAST SAID LINE, 51.51 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 100A AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 2242, PAGE 1479, SAID PUBLIC RECORDS; THENCE NORTH 09°19'08" WEST, ALONG LAST SAID LINE, 277.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 5563 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF JULINGTON CREEK PLANTATION, PARCELS 63 AND 65, PHASE 2 AS RECORDED IN MAP BOOK 47, PAGE 57 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°33'42" WEST, ALONG THE EASTERLY BOUNDARY OF SAID JULINGTON CREEK PLANTATION AND ALONG THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 1705, PAGE 1342, SAID PUBLIC RECORDS, 3690 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE EASTERLY ALONG SAID MEAN HIGH WATER LINE, 6250 FEET, MORE OR LESS TO THE EAST LINE OF AFORESAID SECTION 25; THENCE SOUTH 01°06'12" EAST, ALONG LAST SAID LINE, 370 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID SECTION 25, ALSO BEING THE NORTHEAST CORNER OF AFORESAID SECTION 36; THENCE SOUTH 00°02'41" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 5106.81 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 338, PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID OFFICIAL RECORD 338, PAGE 667, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°13'34" WEST, 208.40 FEET; COURSE NO. 2: SOUTH 00°02'40" WEST, 208.72 FEET; COURSE NO. 3: NORTH 89°13'34" EAST, 208.72 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36, ALSO BEING THE NORTHEAST CORNER OF

AFORESAID SECTION 1; THENCE SOUTH 00°02'03" EAST, ALONG THE EASTERLY BOUNDARY OF SAID SECTION 1, A DISTANCE OF 253.54 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 60°25'12" WEST, 687.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1139.13 FEET, AN ARC DISTANCE OF 317.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°24'50" WEST, 316.84 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 76°24'29" WEST, 1338.70 FEET; COURSE NO. 4: NORTH 13°35'31" EAST, 67.00 FEET; COURSE NO. 5: NORTH 76°24'29" WEST, 511.50 FEET TO THE EASTERLY BOUNDARY OF JULINGTON CREEK UNIT 7 AS RECORDED IN MAP BOOK 18, PAGE 6 OF AFORESAID PUBLIC RECORDS; THENCE NORTH 00°35'09" WEST ALONG LAST SAID LINE, 583.11 FEET TO THE NORTHERLY BOUNDARY OF SAID JULINGTON CREEK UNIT 7; THENCE SOUTH 89°10'01" WEST ALONG LAST SAID LINE, 2269.45 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD; THENCE NORTH 76°24'29" WEST ALONG LAST SAID LINE, 424.36 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LANDS AS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE, PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 05054754 REVISION #1, EFFECTIVE DATE: JULY 29, 2005.

CONTAINING 587 ACRES MORE OR LESS.

TOGETHER WITH LAND BEING ADDED IN 2017:

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 01°18'46" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 136.54 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.80 FEET, AN ARC DISTANCE OF 417.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°09'06" WEST, 415.72 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 2: SOUTHWESTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.80 FEET, AN ARC DISTANCE OF 192.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING

AND DISTANCE OF SOUTH 38°50'02" WEST, 192.64 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 34°37'35" WEST, 816.35 FEET; THENCE SOUTH 43°03'51" WEST, 222.01 FEET; THENCE SOUTH 67°46'00" WEST, 110.07 FEET; THENCE SOUTH 43°03'51" WEST, 157.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.35 FEET, AN ARC DISTANCE OF 507.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°24'54" WEST, 501.84 FEET; THENCE NORTH 20°53'21" WEST, 134.17 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 878.35 FEET, AN ARC DISTANCE OF 446.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°37'04" EAST, 441.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 43°03'51" EAST, 186.92 FEET; THENCE NORTH 67°46'00" EAST, 110.07 FEET; THENCE NORTH 43°03'51" EAST, 1192.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.37 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 01°18'46" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 136.54 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), AND TO A POINT ON THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.80 FEET, AN ARC DISTANCE OF 610.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°56'39" WEST, 604.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 34°37'35" WEST, CONTINUING ALONG LAST SAID LINE, 816.35 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3931, PAGE 1704, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF LAST SAID LANDS, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 43°03'51" WEST, 222.01 FEET; COURSE NO. 2: SOUTH 67°46'00" WEST, 110.07 FEET; COURSE NO. 3: SOUTH 43°03'51" WEST, 157.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.35 FEET, AN ARC DISTANCE OF 264.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°33'08"

WEST, 263.85 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED TRACT 7D, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1597, PAGE 1130, OF SAID PUBLIC RECORDS; THENCE NORTH 38°24'05" WEST, ALONG LAST SAID LINE, 134.98 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1597, PAGE 1049, OF SAID PUBLIC RECORDS, AND TO THE ARC OF A CURVE LEADING SOUTHWESTERLY, AND TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 878.35 FEET, AN ARC DISTANCE OF 201.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°35'59" WEST, 201.05 FEET; THENCE NORTH 20°53'21" WEST, 648.29 FEET, TO THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1597, PAGE 1049; THENCE SOUTH 38°24'05" EAST, ALONG LAST SAID LINE, 666.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.51 ACRES, MORE OR LESS.

TOGETHER WITH:
A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 01°18'46" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 136.54 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.80 FEET, AN ARC DISTANCE OF 610.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°56'39" WEST, 604.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 34°37'35" WEST, CONTINUING ALONG LAST SAID LINE, 816.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 43°03'51" WEST, 222.01 FEET; THENCE SOUTH 67°46'00" WEST, 110.07 FEET; THENCE SOUTH 43°03'51" WEST, 157.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.35 FEET, AN ARC DISTANCE OF 507.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°24'54" WEST, 501.84 FEET; THENCE SOUTH 20°53'21" EAST, 53.44 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 781.00 FEET, AN ARC DISTANCE OF 664.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°00'32" EAST, 644.84 FEET TO THE POINT OF

TANGENCY OF SAID CURVE; THENCE NORTH 34°37'35" EAST, CONTINUING ALONG LAST SAID LINE, 373.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.71 ACRES, MORE OR LESS.

TOGETHER WITH ADDITIONAL DRI PROPERTY – 2025:

PARCELS 1 & 2 COMBINED

A PORTION OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, AND A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 89°48'43" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 32, SAID LINE BEING THE DIVIDING LINE BETWEEN DUVAL AND ST. JOHNS COUNTIES, A DISTANCE OF 1356.00 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY, AND THE POINT OF BEGINNING; THENCE NORTH 00°32'47" WEST, ALONG THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 22.95 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG SAID RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1125.76 FEET, AN ARC DISTANCE OF 139.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°40'31" EAST, 139.72 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 89°46'01" EAST, 742.99 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2028.27 FEET, AN ARC DISTANCE OF 478.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°55'13" EAST, 477.33 FEET, TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING A WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 1620, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 00°58'20" EAST, ALONG LAST SAID LINE, 1316.80 FEET, TO THE SOUTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING A NORTHERLY LINE OF THOSE LAST SAID LANDS; THENCE NORTH 89°40'19" WEST, ALONG LAST SAID LINE, 1378.02 FEET, TO THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING AN EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°14'45" EAST, ALONG THE LAST SAID LINE, 825.75 FEET, TO AN ANGLE POINT ON THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 5, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2437, PAGE 408, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 00°16'04" EAST, ALONG LAST SAID LINE, 527.46 FEET, TO THE POINT OF BEGINNING.

CONTAINING 42.84 ACRES, MORE OR LESS.

EXHIBIT B

Master Plan Map H

BARTRAM PARK



MAP H - DEVELOPMENT PLAN

REVISED: 09/24/26

EXHIBIT C

Land Use Conversion Table

Table 3 - Bartram Park DRI Land Use Conversion Matrix

					Converting From			
	ITE Land Use Code	Description	Unit		210	220	710	820
					Single Family	Multi Family	Office	Commercial
					DU	DU	1,000 sf	1,000 sf
				Trip Rate	0.7319	0.4815	1.0896	3.0404
Converting To	210	Single Family	DU	0.7319	1.000	0.658	1.489	4.154
	220	Multi Family	DU	0.4815	1.520	1.000	2.263	6.314
	710	Office	1,000 sf	1.0896	0.672	0.442	1.000	2.790
	820	Commercial	1,000 sf	3.0404	0.241	0.158	0.358	1.000

Examples:

Converting 20,000 sf of office to single family residential
20 x 1.489 = 29.78 or 30 single family dwelling units

Converting 7,184 sf of commercial to single family residential
7.184 x 4.154 = 29.84 or 30 single family dwelling units

Converting 10,000 sf of office to commercial
10 x 0.358 or 3,580 square feet of office space

EXHIBIT D

Surface Water Quality Monitoring Plan

[No Changes]

EXHIBIT E

Bartram Park DRI

Race Track Road ROW Contributions

ROW Value per Acre (Yr. 2000 Dollars):				$146,270
Completed Contributions:	Parcel	Acres	Total	ROW Value
Spine Rd. to US 1	7	5.060		
	7A	5.090		
	7B	9.140		
	7C	1.220		
			20.510	$3,000,000
Bartram Park Connection (Middle)	105	2.243		
	106A	2.791		
	106B	1.985		
	106C	2.866		
			9.885	$1,445,880
West Segment	100A	4.858		
	100B	2.495		
(Celestina Master Stormwater)	100C	3.000		
	102A	0.127		
	102B	7.882		
	102C	2.680		
	102D	2.430		
			23.472	$3,433,252
East Segment	110A	4.631		
Bartram Commons Master Stormwater	110C	5.024		
	111	3.764		
			13.419	$1,962,797
Total Contributed ROW:			67.286	$9,841,929

EXHIBIT E (continued)

Bartram Park (St. Johns County)

Transportation Mitigation Schedule

	Proposed	Actual	Status
Proportionate Share Requirement	$13,538,645	$13,538,645	
Mitigation Values:			
ROW Contributions			
East Spine Rd. to US1 ROW (20.51 acres)	$3,000,000	$3,000,000	Complete
East Race Track Section (9.65 acres)	-	$1,962,797	Complete
Central Race Track Section (7.63 acres)	-	$1,445,880	Complete
West Race Track Section (26.02 acres)	-	$3,433,252	Complete
Total ROW Value (63.81 Acres)	$3,000,000	$9,841,929	
Race Track Road Construction Value			
Race Track Road Improvements	$10,538,645	-	Complete
East Spine Rd. to US1 ROW	-	$2,377,310	Complete
East Section Improvements	-	$10,681,250	Complete
Central Section Improvements	-	$2,646,589	Complete
West Section Improvements			Complete
Cash Payment for County Segment	-	$4,000,000	Complete
Race Track Construction Contribution	$ -	$4,342,500	Complete
Total Race Track Road Cost	$10,538,645	$24,047,649	
Total Mitigation	$13,538,645	$33,889,578	
Additional Mitigation Value		$20,350,933	

Exhibit F

Race Track Road Segments


Bartram Park/Road Segment
of Race Track Road
95
Durbin Creek
Bartram Park Blvd.
Future
County ROW
East Segment
Terminus of
Current 4 Lane
Section 1
Length = 0.65 mile
Section 2
Length = 0.56 mile
Section 3
Length =
0.57 mile
Race Track Rd.
SPB/EPP Section
of the
East Segment
Terminus of
Current 4 Lane
Race Track Rd.
St. Johns Pkwy
Durbin Pkwy
SR 9B Extension
East Peyton Pkwy
Russell Sampson Rd.

USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

LocaliQ

AFFIDAVIT OF PUBLICATION

Casey Dendor
England Thims & Miller, Inc.
14775 Old Saint Augustine RD
Jacksonville FL 32258-2463

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 09/24/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2026

Legal Clerk

Notary, State of WI, County of Brown

8-25-30

My commission expires

Publication Cost:	$328.40	
Tax Amount:	$0.00	
Payment Cost:	$328.40	
Order No:	12648834	# of Copies:
Customer No:	761790	1
PO #:	DRI MOD-2025000002/Bartram Park DRI	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING TO CONSIDER A PROPOSED CHANGE TO THE Bartram Park DRI

NOTICE IS HEREBY GIVEN that on **10/15/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 11/3/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida,** to consider a request Request to modify the Bartram Park Development of Regional Impact (DRI) to add 42.3 acres of land located on the south side of Race Track Road, between East Peyton Parkway and State Road 9B, to the DRI boundary, and amend the Development Order to increase the maximum square footage for commercial land use to 500,000 square feet and convert 20,000 square feet of commercial entitlements to 169 residential dwelling units, increasing the total number of residential dwelling units from 646 to 815 with no additional external vehicular trips added.

Bartram Park DRI DRI is located 5404 Race Track Road See attached map generally depicting the location (Exhibit A). ***A complete description is available in the St. Johns County Planning and Zoning Office.***

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

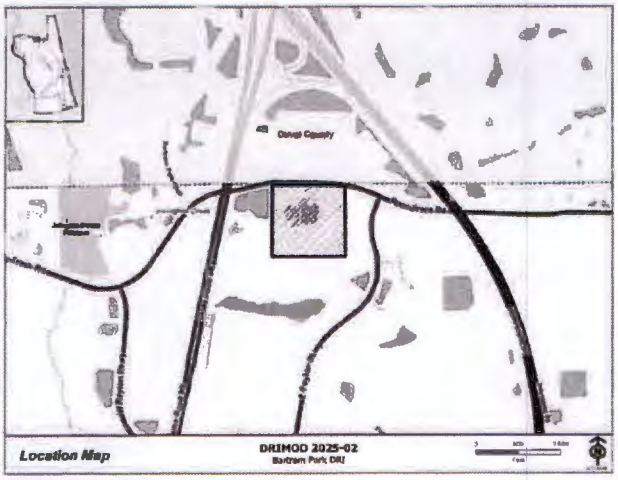
The proposed change is known as File Number DRI MOD-2025000002 and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR
File Number: DRI MOD-2025000002
Project Name: Bartram Park DRI

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
CLAY MURPHY, CHAIR



44719384 9/24/26