

ORDINANCE NO. 2015- 53

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE CREEKSIDE AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2014); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Twin Creeks Ventures, LLC ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent (100%) of the real property to be included in the District, petitioned the St. Johns County Board of Commissioners (the "County") to adopt an ordinance establishing the Creekside at Twin Creeks Community Development District (the "District") (see Exhibit B, attached and incorporated herein), pursuant to Chapter 190, Florida Statutes (2014); and

WHEREAS, Petitioner is a Florida limited liability company; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on Aug. 18, 2015; and

WHEREAS, upon consideration of the record established at that hearing, the County determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by the District, that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special district governance; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. The above RECITALS are adopted as Findings of Fact in support of this Ordinance.

SECTION 2. AUTHORITY. This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2014).

SECTION 3. DISTRICT NAME. There is hereby established a Community Development District situated entirely within the unincorporated limits of St. Johns County, Florida, which District shall be known as the "Creekside at Twin Creeks Community Development District".

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in Exhibit A attached hereto and incorporated by reference, the overall parcel containing 255.42 acres, more or less. There are 23.92 acres, more or less excluded from the external boundaries of the District.

SECTION 5. FUNCTIONS AND POWERS. The general powers and functions of the District are described in Chapter 190, Florida Statutes. The District is also authorized to exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for 1) parks and facilities for indoor and outdoor recreational cultural and educational uses; and 2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, as authorized and described in Section 190.012(2), Florida Statutes (2014).

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: John T. Kinsey, John F. Chiste, Zachary B. Johnson, Cora DiFiore and Robert Furlong. All of the above-styled persons are residents of the State of Florida and citizens of the United States of America.


SECTION 7. NO COUNTY OBLIGATIONS. Nothing in this Ordinance shall be deemed as acceptance by the St Johns County of any financial operational, maintenance, or any other responsibilities of the District.

SECTION 8. SEVERABILITY. If any provision of this Ordinance or the application thereof is formally determined by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect pursuant to Florida general law.

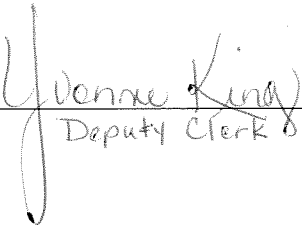
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 18 DAY OF August, 2015.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY**

BY: 
Priscilla L. Bennett, Chair

August 20, 2015
Rendition Date

ATTEST: CHERYL STRICKLAND, CLERK

BY: 
Deputy Clerk

EFFECTIVE DATE: August 28, 2015

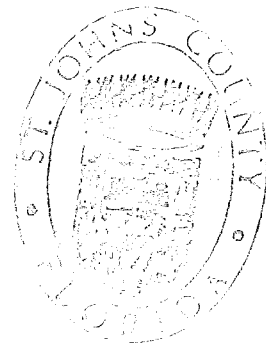
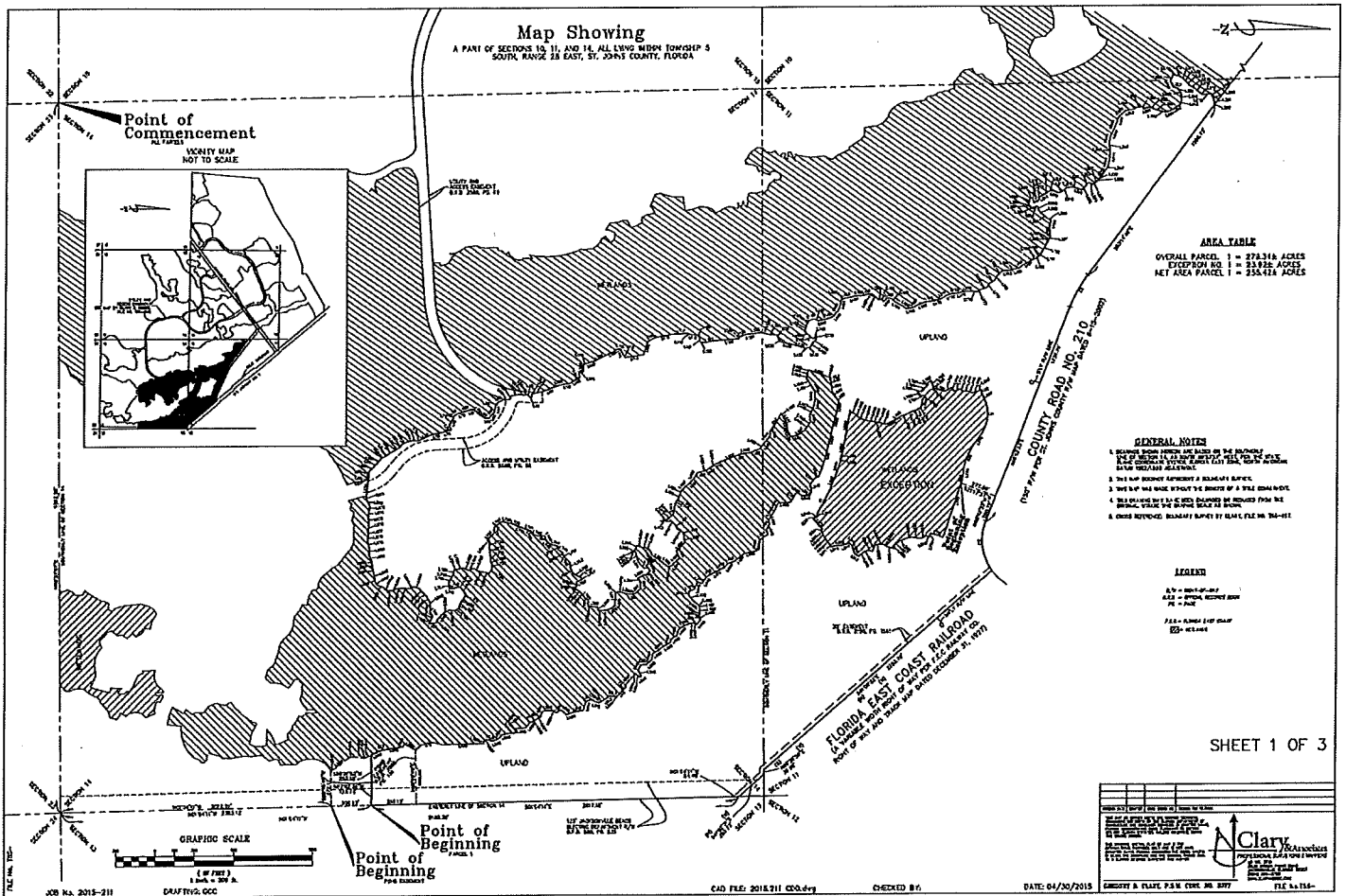


EXHIBIT A



PARCEL 1

A PORTION OF SECTIONS 10, 11 AND 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY (SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY); THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 5363.20 FEET TO THE SOUTHEASTERLY CORNER OF SAID SECTION 14; THENCE NORTH 01°04'11" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 14, A DISTANCE OF 2363.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°42'34" WEST, 125.74 FEET; THENCE SOUTH 88°31'52" WEST, 252.15 FEET; THENCE NORTH 25°15'19" WEST, 80.96 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 53.00 FEET, AN ARC DISTANCE OF 15.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°44'16" WEST, 15.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 08°13'14" WEST, 157.48 FEET; THENCE NORTH 62°52'06" WEST, 22.99 FEET; THENCE NORTH 26°36'18" EAST, 99.85 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 170.05 FEET, AN ARC DISTANCE OF 213.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°35'21" WEST, 199.60 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01°01'23" WEST, 326.58 FEET; THENCE NORTH 83°07'23" WEST, 18.84 FEET; THENCE NORTH 34°48'08" WEST, 23.20 FEET; THENCE NORTH 18°28'51" EAST, 44.11 FEET; THENCE NORTH 18°44'41" WEST, 48.80 FEET; THENCE NORTH 47°54'06" WEST, 45.55 FEET; THENCE NORTH 09°13'12" WEST, 49.87 FEET; THENCE NORTH 02°17'20" WEST, 50.91 FEET; THENCE NORTH 74°18'15" WEST, 37.68 FEET; THENCE NORTH 03°01'18" WEST, 65.33 FEET; THENCE NORTH 47°07'13" WEST, 58.25 FEET; THENCE NORTH 24°56'08" WEST, 42.35 FEET; THENCE NORTH 30°20'45" WEST, 47.37 FEET; THENCE SOUTH 69°57'39" WEST, 10.55 FEET; THENCE NORTH 61°12'35" WEST, 38.10 FEET; THENCE NORTH 01°28'58" WEST, 71.57 FEET; THENCE NORTH 27°58'57" EAST, 31.78 FEET; THENCE NORTH 26°50'40" WEST, 43.36 FEET; THENCE NORTH 38°05'52" EAST, 55.12 FEET; THENCE NORTH 19°09'44" WEST, 48.91 FEET; THENCE NORTH 09°40'52" WEST, 82.84 FEET; THENCE NORTH 71°18'58" WEST, 73.95 FEET; THENCE NORTH 21°04'49" WEST, 42.80 FEET; THENCE NORTH 36°48'21" EAST, 33.99 FEET; THENCE NORTH 14°17'59" EAST, 30.85 FEET; THENCE

NORTH 31°36'48" WEST, 41.22 FEET; THENCE NORTH 32°40'18" WEST, 54.16 FEET; THENCE NORTH 06°17'46" EAST, 51.02 FEET; THENCE NORTH 81°38'17" EAST, 6.30 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 109.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°18'05" EAST, 109.18 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 67°45'46" WEST, 18.96 FEET; THENCE NORTH 47°45'26" WEST, 68.99 FEET; THENCE NORTH 46°03'48" WEST, 49.16 FEET; THENCE NORTH 41°46'31" EAST, 41.03 FEET; THENCE NORTH 30°38'40" WEST, 13.60 FEET; THENCE SOUTH 62°34'07" WEST, 53.57 FEET; THENCE NORTH 58°24'53" WEST, 44.44 FEET; THENCE NORTH 02°31'34" WEST, 40.97 FEET; THENCE NORTH 39°58'26" WEST, 49.72 FEET; THENCE NORTH 78°50'27" WEST, 49.43 FEET; THENCE NORTH 32°31'33" WEST, 54.67 FEET; THENCE NORTH 39°18'05" WEST, 38.65 FEET; THENCE NORTH 28°33'39" WEST, 62.88 FEET; THENCE NORTH 75°54'37" WEST, 25.20 FEET; THENCE NORTH 32°45'57" WEST, 54.16 FEET; THENCE NORTH 74°48'46" WEST, 44.15 FEET; THENCE NORTH 40°55'24" WEST, 33.81 FEET; THENCE NORTH 23°04'49" WEST, 62.69 FEET; THENCE NORTH 09°50'42" WEST, 32.95 FEET; THENCE NORTH 35°09'39" EAST, 23.21 FEET; THENCE NORTH 46°56'35" WEST, 51.91 FEET; THENCE SOUTH 69°31'51" WEST, 16.31 FEET; THENCE SOUTH 69°16'15" WEST, 4.50 FEET; THENCE SOUTH 65°59'49" WEST, 17.80 FEET; THENCE NORTH 48°37'52" WEST, 11.39 FEET; THENCE SOUTH 86°29'54" WEST, 47.87 FEET; THENCE SOUTH 61°45'18" WEST, 4.23 FEET; THENCE SOUTH 61°45'03" WEST, 17.11 FEET; THENCE SOUTH 38°23'11" WEST, 48.85 FEET; THENCE SOUTH 50°28'52" WEST, 54.03 FEET; THENCE SOUTH 86°26'32" WEST, 32.92 FEET; THENCE NORTH 18°18'47" WEST, 45.96 FEET; THENCE NORTH 68°28'19" WEST, 58.30 FEET; THENCE NORTH 14°44'16" EAST, 37.81 FEET; THENCE NORTH 56°03'13" WEST, 60.52 FEET; THENCE NORTH 28°31'51" WEST, 46.48 FEET; THENCE NORTH 27°29'17" WEST, 69.71 FEET; THENCE NORTH 25°21'40" WEST, 38.82 FEET; THENCE NORTH 50°44'59" WEST, 34.78 FEET; THENCE NORTH 18°25'50" WEST, 53.35 FEET; THENCE NORTH 38°42'45" WEST, 92.16 FEET; THENCE NORTH 11°34'38" WEST, 101.82 FEET; THENCE NORTH 76°53'47" WEST, 85.56 FEET; THENCE NORTH 33°45'42" WEST, 77.80 FEET; THENCE SOUTH 72°50'03" WEST, 39.39 FEET; THENCE NORTH 57°57'55" WEST, 45.89 FEET; THENCE SOUTH 78°52'44" WEST, 35.04 FEET; THENCE NORTH 58°57'34" WEST, 95.14 FEET; THENCE NORTH 67°21'51" WEST, 46.80 FEET; THENCE NORTH 03°35'36" WEST, 95.11 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1338.45 FEET, AN ARC DISTANCE OF 87.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°36'55" WEST, 87.35 FEET; THENCE NORTH 29°49'59" EAST, 49.35 FEET; THENCE NORTH 02°09'19" EAST, 56.76 FEET; THENCE NORTH 62°11'07" WEST, 33.45

FEET; THENCE SOUTH 77°58'02" WEST, 58.42 FEET; THENCE NORTH 51°43'10" WEST, 66.26 FEET; THENCE NORTH 18°12'32" WEST, 28.58 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1572.01 FEET, AN ARC DISTANCE OF 237.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°05'16" WEST, 237.45 FEET; THENCE NORTH 76°51'18" WEST, 103.77 FEET; THENCE NORTH 75°24'28" WEST, 145.36 FEET; THENCE NORTH 79°53'54" WEST, 99.65 FEET; THENCE SOUTH 55°14'07" WEST, 55.44 FEET; THENCE SOUTH 60°24'35" WEST, 31.28 FEET; THENCE SOUTH 80°08'43" WEST, 64.39 FEET; THENCE SOUTH 74°30'40" WEST, 23.60 FEET; THENCE SOUTH 79°54'51" WEST, 22.98 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1351.05 FEET, AN ARC DISTANCE OF 7.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°48'34" WEST, 7.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 18°58'37" WEST, 169.41 FEET; THENCE SOUTH 88°25'56" EAST, 22.71 FEET; THENCE SOUTH 75°36'58" EAST, 42.54 FEET; THENCE NORTH 54°07'56" EAST, 42.49 FEET; THENCE NORTH 58°23'50" EAST, 43.11 FEET; THENCE NORTH 63°04'52" EAST, 41.43 FEET; THENCE NORTH 88°36'57" EAST, 53.78 FEET; THENCE SOUTH 76°46'53" EAST, 57.98 FEET; THENCE SOUTH 68°17'03" EAST, 24.62 FEET; THENCE SOUTH 64°58'52" EAST, 40.82 FEET; THENCE NORTH 86°36'12" EAST, 55.71 FEET; THENCE SOUTH 55°03'49" EAST, 26.93 FEET; THENCE SOUTH 52°13'39" EAST, 47.87 FEET; THENCE SOUTH 33°51'06" EAST, 72.41 FEET; THENCE SOUTH 06°50'02" EAST, 39.44 FEET; THENCE SOUTH 55°47'51" WEST, 49.97 FEET; THENCE SOUTH 84°58'57" WEST, 54.12 FEET; THENCE SOUTH 59°47'50" WEST, 56.28 FEET; THENCE SOUTH 59°37'08" WEST, 34.65 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 157.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°27'56" EAST, 157.32 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 79°37'29" EAST, 29.40 FEET; THENCE SOUTH 51°51'04" EAST, 57.40 FEET; THENCE SOUTH 55°02'36" EAST, 35.94 FEET; THENCE SOUTH 47°44'17" EAST, 38.89 FEET; THENCE SOUTH 22°49'52" EAST, 72.92 FEET; THENCE SOUTH 06°47'49" EAST, 77.30 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 560.00, AN ARC DISTANCE OF 17.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°53'35" EAST, 17.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 21°00'40" EAST, 147.72 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE

SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 640.00, AN ARC DISTANCE OF 45.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°03'37" EAST, 45.77 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 36°49'45" EAST, 32.18 FEET; THENCE SOUTH 31°10'32" EAST, 49.69 FEET; THENCE SOUTH 17°17'25" EAST, 26.29 FEET; THENCE SOUTH 17°12'36" EAST, 46.34 FEET; THENCE SOUTH 62°45'55" EAST, 51.73 FEET; THENCE SOUTH 42°13'24" EAST, 57.82 FEET; THENCE SOUTH 42°24'49" EAST, 69.36 FEET; THENCE SOUTH 72°55'43" EAST, 31.77 FEET; THENCE SOUTH 72°55'43" EAST, 37.90 FEET; THENCE SOUTH 37°54'06" EAST, 17.58 FEET; THENCE SOUTH 63°06'52" EAST, 28.95 FEET; THENCE SOUTH 81°46'54" EAST, 73.05 FEET; THENCE SOUTH 43°57'42" EAST, 31.02 FEET; THENCE SOUTH 40°24'32" EAST, 31.54 FEET; THENCE SOUTH 13°37'43" EAST, 52.94 FEET; THENCE NORTH 02°25'27" EAST, 72.61 FEET; THENCE NORTH 32°07'14" EAST, 39.89 FEET; THENCE NORTH 59°23'44" EAST, 43.26 FEET; THENCE NORTH 32°18'40" EAST, 43.64 FEET; THENCE NORTH 59°48'47" EAST, 30.98 FEET; THENCE NORTH 87°03'00" EAST, 56.56 FEET; THENCE SOUTH 43°59'54" EAST, 86.81 FEET; THENCE NORTH 62°57'38" EAST, 60.81 FEET; THENCE SOUTH 37°40'16" EAST, 45.66 FEET; THENCE SOUTH 48°15'40" EAST, 45.07 FEET; THENCE SOUTH 04°32'39" EAST, 28.07 FEET; THENCE SOUTH 39°32'25" WEST, 57.01 FEET; THENCE SOUTH 35°02'01" WEST, 89.47 FEET; THENCE SOUTH 63°43'26" WEST, 43.35 FEET; THENCE SOUTH 31°06'28" WEST, 33.82 FEET; THENCE SOUTH 03°32'28" WEST, 24.63 FEET; THENCE SOUTH 17°50'17" WEST, 48.94 FEET; THENCE SOUTH 82°44'34" EAST, 20.68 FEET; THENCE SOUTH 38°48'08" EAST, 54.75 FEET; THENCE NORTH 22°58'13" EAST, 8.87 FEET; THENCE NORTH 27°08'26" WEST, 31.74 FEET; THENCE NORTH 78°08'32" EAST, 57.84 FEET; THENCE NORTH 58°58'08" EAST, 60.86 FEET; THENCE NORTH 35°27'10" EAST, 34.93 FEET; THENCE NORTH 04°05'50" WEST, 29.18 FEET; THENCE NORTH 65°06'03" EAST, 28.23 FEET; THENCE SOUTH 44°22'54" EAST, 33.75 FEET; THENCE SOUTH 05°53'13" EAST, 20.61 FEET; THENCE SOUTH 28°53'52" EAST, 58.52 FEET; THENCE NORTH 45°01'48" EAST, 30.97 FEET; THENCE NORTH 85°10'44" EAST, 54.59 FEET; THENCE SOUTH 38°11'55" EAST, 62.35 FEET; THENCE SOUTH 07°39'33" EAST, 43.26 FEET; THENCE SOUTH 17°19'28" WEST, 50.63 FEET; THENCE SOUTH 11°43'23" WEST, 38.03 FEET; THENCE SOUTH 40°23'08" EAST, 25.55 FEET; THENCE NORTH 83°50'50" EAST, 42.55 FEET; THENCE SOUTH 77°49'43" EAST, 53.97 FEET; THENCE SOUTH 32°52'47" EAST, 48.57 FEET; THENCE SOUTH 06°00'14" EAST, 53.55 FEET; THENCE SOUTH 00°35'55" WEST, 32.54 FEET; THENCE SOUTH 81°25'44" WEST, 26.71 FEET; THENCE SOUTH 05°22'17" WEST, 58.17 FEET; THENCE SOUTH 36°04'34" EAST, 15.18 FEET; THENCE SOUTH 87°12'33" WEST, 55.53 FEET; THENCE SOUTH 39°00'15" WEST, 54.21 FEET; THENCE SOUTH 72°41'00" WEST, 22.97 FEET; THENCE SOUTH 31°47'27" WEST, 47.25 FEET; THENCE SOUTH 02°37'35" WEST, 23.20 FEET; THENCE NORTH 39°05'08" WEST, 35.07 FEET; THENCE SOUTH 81°58'23" WEST, 32.53 FEET; THENCE NORTH

24°06'56" WEST, 50.06 FEET; THENCE SOUTH 61°44'52" WEST, 14.96 FEET; THENCE SOUTH 25°48'33" WEST, 27.49 FEET; THENCE SOUTH 27°27'38" WEST, 38.80 FEET; THENCE SOUTH 58°20'10" WEST, 49.87 FEET; THENCE SOUTH 85°51'32" WEST, 44.76 FEET; THENCE SOUTH 41°56'07" WEST, 49.46 FEET; THENCE SOUTH 52°09'09" WEST, 32.95 FEET; THENCE NORTH 83°02'44" WEST, 13.84 FEET; THENCE SOUTH 31°44'40" WEST, 42.23 FEET; THENCE SOUTH 85°05'43" WEST, 27.67 FEET; THENCE SOUTH 14°54'21" WEST, 54.20 FEET; THENCE SOUTH 40°08'02" WEST, 39.50 FEET; THENCE SOUTH 63°20'20" WEST, 45.02 FEET; THENCE SOUTH 04°18'22" EAST, 41.25 FEET; THENCE SOUTH 16°55'51" WEST, 49.39 FEET; THENCE SOUTH 63°34'02" WEST, 27.49 FEET; THENCE SOUTH 18°28'05" WEST, 50.45 FEET; THENCE SOUTH 24°04'06" WEST, 50.48 FEET; THENCE SOUTH 19°22'57" WEST, 73.86 FEET; THENCE SOUTH 10°53'24" WEST, 59.87 FEET; THENCE SOUTH 33°19'26" EAST, 67.37 FEET; THENCE SOUTH 82°19'08" EAST, 52.93 FEET; THENCE SOUTH 44°01'14" EAST, 72.19 FEET; THENCE NORTH 41°32'25" EAST, 24.38 FEET; THENCE NORTH 89°33'40" EAST, 48.56 FEET; THENCE NORTH 81°10'37" EAST, 57.72 FEET; THENCE NORTH 85°41'51" EAST, 41.52 FEET; THENCE NORTH 59°49'33" EAST, 20.47 FEET; THENCE NORTH 87°45'12" EAST, 32.30 FEET; THENCE SOUTH 60°37'05" EAST, 43.57 FEET; THENCE SOUTH 11°48'20" WEST, 44.92 FEET; THENCE SOUTH 10°00'13" WEST, 48.05 FEET; THENCE SOUTH 37°26'04" WEST, 36.23 FEET; THENCE SOUTH 20°19'01" EAST, 44.02 FEET; THENCE SOUTH 21°12'39" WEST, 47.63 FEET; THENCE SOUTH 13°22'17" EAST, 35.47 FEET; THENCE SOUTH 11°01'12" EAST, 32.00 FEET; THENCE SOUTH 76°05'35" EAST, 35.69 FEET; THENCE SOUTH 65°18'20" EAST, 40.61 FEET; THENCE SOUTH 59°05'48" EAST, 31.45 FEET; THENCE NORTH 82°48'06" EAST, 41.16 FEET; THENCE NORTH 09°19'08" EAST, 22.97 FEET; THENCE NORTH 14°22'01" WEST, 54.70 FEET; THENCE NORTH 31°13'58" EAST, 24.08 FEET; THENCE NORTH 54°37'45" EAST, 49.30 FEET; THENCE SOUTH 71°46'24" EAST, 33.59 FEET; THENCE SOUTH 52°43'14" EAST, 45.12 FEET; THENCE SOUTH 72°52'27" EAST, 46.24 FEET; THENCE SOUTH 23°15'29" EAST, 39.79 FEET; THENCE SOUTH 09°04'38" WEST, 37.89 FEET; THENCE SOUTH 29°07'07" EAST, 53.73 FEET; THENCE SOUTH 48°49'03" EAST, 48.92 FEET; THENCE SOUTH 56°14'52" EAST, 42.72 FEET; THENCE SOUTH 05°12'42" EAST, 47.61 FEET; THENCE NORTH 66°25'32" WEST, 29.19 FEET; THENCE NORTH 63°54'22" WEST, 35.40 FEET; THENCE SOUTH 55°25'16" WEST, 39.69 FEET; THENCE NORTH 83°15'07" WEST, 43.13 FEET; THENCE SOUTH 78°50'35" WEST, 36.42 FEET; THENCE SOUTH 60°13'24" WEST, 36.85 FEET; THENCE SOUTH 47°56'07" WEST, 41.05 FEET; THENCE SOUTH 44°47'19" WEST, 49.23 FEET; THENCE SOUTH 18°14'55" WEST, 39.79 FEET; THENCE SOUTH 20°09'02" EAST, 43.53 FEET; THENCE SOUTH 07°04'31" WEST, 46.76 FEET; THENCE SOUTH 04°41'00" EAST, 47.78 FEET; THENCE SOUTH 19°51'51" EAST, 38.87 FEET; THENCE SOUTH 08°21'48" EAST, 34.51 FEET; THENCE SOUTH 40°23'33" WEST, 36.08 FEET; THENCE SOUTH 22°26'09" WEST, 55.31 FEET; THENCE SOUTH 47°02'06" WEST, 23.16 FEET; THENCE SOUTH 81°06'58" WEST, 38.52 FEET; THENCE SOUTH 78°34'03" WEST,

39.59 FEET; THENCE SOUTH 76°58'42" WEST, 33.32 FEET; THENCE SOUTH 77°50'34" WEST, 33.12 FEET; THENCE SOUTH 84°42'54" WEST, 32.01 FEET; THENCE SOUTH 61°13'52" WEST, 32.97 FEET; THENCE SOUTH 89°54'34" WEST, 62.71 FEET; THENCE SOUTH 75°29'29" WEST, 55.15 FEET; THENCE NORTH 82°33'46" WEST, 49.56 FEET; THENCE SOUTH 73°21'12" WEST, 16.21 FEET; THENCE NORTH 83°20'16" WEST, 64.37 FEET; THENCE SOUTH 83°36'06" WEST, 52.92 FEET; THENCE NORTH 82°34'00" WEST, 49.11 FEET; THENCE NORTH 81°02'38" WEST, 38.51 FEET; THENCE SOUTH 60°22'52" WEST, 46.99 FEET; THENCE SOUTH 87°24'21" WEST, 29.68 FEET; THENCE NORTH 84°45'13" WEST, 123.11 FEET; THENCE NORTH 79°01'31" WEST, 44.73 FEET; THENCE SOUTH 38°19'32" EAST, 26.60 FEET; THENCE NORTH 63°40'45" WEST, 52.44 FEET; THENCE NORTH 39°15'18" WEST, 43.22 FEET; THENCE NORTH 50°48'22" WEST, 39.51 FEET; THENCE NORTH 50°33'55" WEST, 40.95 FEET; THENCE NORTH 24°48'09" WEST, 27.45 FEET; THENCE NORTH 35°08'10" WEST, 28.84 FEET; THENCE NORTH 30°18'45" WEST, 54.40 FEET; THENCE NORTH 28°39'38" WEST, 56.00 FEET; THENCE NORTH 57°26'23" WEST, 29.36 FEET; THENCE NORTH 21°19'02" WEST, 66.68 FEET; THENCE NORTH 15°48'30" WEST, 24.19 FEET; THENCE NORTH 09°27'48" EAST, 30.23 FEET; THENCE NORTH 16°25'47" WEST, 30.02 FEET; THENCE NORTH 23°34'39" WEST, 100.93 FEET; THENCE NORTH 10°16'33" WEST, 56.28 FEET; THENCE NORTH 14°42'43" WEST, 90.00 FEET; THENCE SOUTH 63°41'38" WEST, 37.52 FEET; THENCE NORTH 58°22'25" WEST, 60.07 FEET; THENCE NORTH 75°10'26" WEST, 19.12 FEET; THENCE NORTH 33°16'35" WEST, 31.80 FEET; THENCE NORTH 16°49'07" WEST, 52.83 FEET; THENCE NORTH 16°36'21" WEST, 38.26 FEET; THENCE NORTH 11°39'30" WEST, 34.87 FEET; THENCE NORTH 40°56'08" EAST, 62.51 FEET; THENCE NORTH 31°19'31" EAST, 54.12 FEET; THENCE NORTH 02°13'47" WEST, 31.28 FEET; THENCE NORTH 57°56'40" WEST, 22.78 FEET; THENCE NORTH 44°30'43" WEST, 37.68 FEET; THENCE NORTH 80°18'31" WEST, 47.47 FEET; THENCE NORTH 56°38'25" WEST, 28.43 FEET; THENCE NORTH 28°22'21" WEST, 40.58 FEET; THENCE NORTH 05°53'40" WEST, 57.12 FEET; THENCE NORTH 71°09'16" WEST, 29.21 FEET; THENCE NORTH 08°51'58" WEST, 58.43 FEET; THENCE NORTH 04°40'16" EAST, 47.25 FEET; THENCE NORTH 09°58'59" WEST, 19.79 FEET; THENCE NORTH 47°41'17" EAST, 25.53 FEET; THENCE NORTH 01°38'20" EAST, 16.08 FEET; THENCE SOUTH 80°41'13" WEST, 25.05 FEET; THENCE NORTH 10°37'38" WEST, 81.25 FEET; THENCE NORTH 20°49'10" WEST, 115.53 FEET; THENCE NORTH 15°34'52" WEST, 62.61 FEET; THENCE NORTH 06°35'11" WEST, 45.20 FEET; THENCE NORTH 30°24'12" WEST, 92.42 FEET; THENCE SOUTH 68°54'09" WEST, 33.17 FEET; THENCE NORTH 14°49'38" WEST, 34.80 FEET; THENCE SOUTH 89°48'14" WEST, 50.83 FEET; THENCE NORTH 26°42'17" WEST, 32.64 FEET; THENCE NORTH 15°36'04" WEST, 53.45 FEET; THENCE NORTH 25°46'48" WEST, 101.36 FEET; THENCE NORTH 26°05'22" WEST, 109.32 FEET; THENCE NORTH 12°19'09" EAST, 21.99 FEET; THENCE NORTH 67°29'01" EAST, 47.90 FEET; THENCE NORTH 44°53'10" EAST, 22.43 FEET; THENCE NORTH 08°58'20" WEST, 140.33 FEET; THENCE NORTH 71°46'04" WEST, 108.71 FEET;

THENCE NORTH 24°13'40" WEST, 66.07 FEET; THENCE NORTH 09°58'44" WEST, 142.32 FEET; THENCE NORTH 03°12'45" WEST, 103.75 FEET; THENCE NORTH 39°59'12" EAST, 17.53 FEET; THENCE NORTH 00°51'43" EAST, 48.66 FEET; THENCE NORTH 37°47'33" EAST, 31.03 FEET; THENCE NORTH 80°09'19" EAST, 38.58 FEET; THENCE NORTH 21°29'13" EAST, 13.44 FEET; THENCE NORTH 09°12'20" WEST, 125.57 FEET; THENCE NORTH 04°03'45" WEST, 154.40 FEET; THENCE NORTH 68°23'39" WEST, 13.14 FEET; THENCE NORTH 20°25'54" WEST, 57.44 FEET; THENCE NORTH 04°39'08" WEST, 52.48 FEET; THENCE NORTH 10°10'25" WEST, 64.29 FEET; THENCE NORTH 16°40'11" EAST, 64.08 FEET; THENCE NORTH 01°42'55" EAST, 53.42 FEET; THENCE NORTH 63°53'26" EAST, 34.32 FEET; THENCE NORTH 47°51'58" EAST, 33.01 FEET; THENCE NORTH 12°37'42" EAST, 98.31 FEET; THENCE NORTH 16°07'40" EAST, 92.21 FEET; THENCE NORTH 08°12'21" WEST, 11.20 FEET; THENCE NORTH 12°17'01" WEST, 25.25 FEET; THENCE NORTH 63°09'55" WEST, 36.49 FEET; THENCE NORTH 44°18'37" WEST, 43.24 FEET; THENCE SOUTH 87°22'49" WEST, 25.07 FEET; THENCE SOUTH 40°31'52" EAST, 35.09 FEET; THENCE SOUTH 36°30'45" WEST, 33.39 FEET; THENCE SOUTH 43°29'11" WEST, 49.20 FEET; THENCE NORTH 78°08'37" WEST, 49.95 FEET; THENCE NORTH 61°38'47" WEST, 41.00 FEET; THENCE NORTH 14°22'32" WEST, 45.27 FEET; THENCE NORTH 27°11'00" EAST, 32.65 FEET; THENCE NORTH 13°37'04" WEST, 50.46 FEET; THENCE NORTH 15°26'05" WEST, 61.91 FEET; THENCE NORTH 48°45'20" WEST, 52.69 FEET; THENCE NORTH 59°12'49" WEST, 29.92 FEET; THENCE NORTH 76°30'17" WEST, 68.14 FEET; THENCE NORTH 25°18'49" WEST, 19.72 FEET; THENCE NORTH 10°18'28" WEST, 50.34 FEET; THENCE NORTH 16°14'02" WEST, 45.24 FEET; THENCE NORTH 01°09'11" WEST, 50.39 FEET; THENCE NORTH 13°34'04" WEST, 53.10 FEET; THENCE NORTH 31°22'18" EAST, 28.71 FEET; THENCE NORTH 30°04'34" EAST, 58.14 FEET; THENCE NORTH 26°56'54" WEST, 12.17 FEET; THENCE NORTH 41°07'50" EAST, 30.53 FEET; THENCE NORTH 45°19'42" WEST, 34.79 FEET; THENCE NORTH 00°27'08" EAST, 32.43 FEET; THENCE NORTH 41°00'31" EAST, 43.06 FEET; THENCE NORTH 27°59'22" EAST, 51.56 FEET; THENCE NORTH 34°53'33" EAST, 48.15 FEET; THENCE NORTH 10°32'05" WEST, 59.74 FEET; THENCE NORTH 37°52'54" WEST, 31.10 FEET; THENCE NORTH 19°33'14" WEST, 65.05 FEET; THENCE NORTH 04°35'57" WEST, 49.19 FEET; THENCE NORTH 13°51'46" WEST, 66.31 FEET; THENCE NORTH 31°54'53" WEST, 61.02 FEET; THENCE NORTH 13°29'37" WEST, 42.66 FEET; THENCE NORTH 03°48'50" WEST, 38.38 FEET; THENCE NORTH 15°41'01" WEST, 38.38 FEET; THENCE NORTH 04°03'23" WEST, 76.66 FEET; THENCE NORTH 16°35'34" EAST, 28.08 FEET; THENCE NORTH 32°34'50" WEST, 42.20 FEET; THENCE NORTH 14°42'51" WEST, 40.10 FEET; THENCE NORTH 52°00'00" WEST, 47.76 FEET; THENCE NORTH 28°51'01" WEST, 40.02 FEET; THENCE NORTH 60°54'33" WEST, 40.56 FEET; THENCE NORTH 45°16'17" WEST, 49.40 FEET; THENCE NORTH 02°49'00" WEST, 77.10 FEET; THENCE NORTH 70°37'23" WEST, 7.75 FEET; THENCE NORTH 11°04'31" WEST, 48.34 FEET; THENCE NORTH 39°12'07" WEST, 33.70 FEET; THENCE NORTH 28°54'54" WEST, 89.55 FEET; THENCE

NORTH 19°36'14" WEST, 29.94 FEET; THENCE NORTH 41°33'22" WEST, 16.43 FEET;
THENCE NORTH 31°03'49" WEST, 16.43 FEET; THENCE NORTH 60°25'25" WEST, 14.07
FEET; THENCE NORTH 60°41'03" WEST, 124.83 FEET; THENCE SOUTH 73°40'45"
WEST, 6.47 FEET; THENCE NORTH 07°36'22" EAST, 4.98 FEET; THENCE NORTH
60°41'03" WEST, 13.42 FEET; THENCE SOUTH 87°03'15" WEST, 90.14 FEET; THENCE
NORTH 71°46'36" WEST, 37.56 FEET; THENCE SOUTH 31°25'08" WEST, 41.03 FEET;
THENCE SOUTH 40°14'43" WEST, 37.55 FEET; THENCE SOUTH 44°50'25" WEST, 43.12
FEET; THENCE SOUTH 71°42'48" WEST, 32.65 FEET; THENCE SOUTH 02°28'48" EAST,
19.92 FEET; THENCE SOUTH 82°55'41" EAST, 14.69 FEET; THENCE SOUTH 09°07'44"
WEST, 35.50 FEET; THENCE SOUTH 65°27'22" WEST, 30.85 FEET; THENCE NORTH
73°39'26" WEST, 49.02 FEET; THENCE NORTH 20°21'49" EAST, 18.92 FEET; THENCE
NORTH 73°09'35" EAST, 28.46 FEET; THENCE NORTH 17°16'46" WEST, 33.81 FEET;
THENCE NORTH 63°45'06" WEST, 39.63 FEET; THENCE NORTH 28°51'07" WEST, 27.95
FEET; THENCE NORTH 30°02'12" WEST, 44.70 FEET; THENCE NORTH 26°55'11" WEST,
22.68 FEET; THENCE NORTH 19°47'33" EAST, 59.27 FEET; THENCE NORTH 20°40'28"
WEST, 32.39 FEET; THENCE NORTH 39°55'31" WEST, 37.65 FEET; THENCE NORTH
09°58'14" WEST, 43.44 FEET; THENCE NORTH 12°57'30" EAST, 40.95 FEET; THENCE
NORTH 22°52'09" EAST, 38.19 FEET; THENCE NORTH 45°17'49" WEST, 36.15 FEET;
THENCE NORTH 51°54'18" WEST, 38.82 FEET; THENCE NORTH 24°48'17" EAST, 36.57
FEET; THENCE NORTH 37°15'37" WEST, 25.41 FEET; THENCE NORTH 40°34'04" WEST,
13.73 FEET; THENCE NORTH 46°36'36" WEST, 15.88 FEET; THENCE NORTH 52°04'49"
WEST, 12.62 FEET; THENCE NORTH 53°05'18" WEST, 100.73 FEET; THENCE NORTH
68°25'42" WEST, 6.77 FEET; THENCE NORTH 75°40'55" WEST, 54.66 FEET; THENCE
NORTH 85°06'56" WEST, 47.35 FEET; THENCE SOUTH 85°38'34" WEST, 42.46 FEET;
THENCE SOUTH 83°05'14" WEST, 43.32 FEET; THENCE NORTH 77°00'55" WEST, 49.45
FEET; THENCE NORTH 63°29'13" WEST, 54.32 FEET; THENCE NORTH 67°27'14" WEST,
55.22 FEET; THENCE NORTH 70°51'14" WEST, 52.28 FEET; THENCE NORTH 40°12'03"
WEST, 65.06 FEET; THENCE NORTH 09°31'49" WEST, 59.95 FEET; THENCE NORTH
26°53'44" WEST, 29.60 FEET; THENCE NORTH 06°25'16" WEST, 37.82 FEET; THENCE
NORTH 39°28'55" EAST, 22.52 FEET; THENCE NORTH 15°45'56" WEST, 46.20 FEET;
THENCE NORTH 23°40'31" EAST, 36.41 FEET; THENCE NORTH 18°52'21" EAST, 49.45
FEET; THENCE NORTH 10°09'30" EAST, 47.70 FEET; THENCE NORTH 19°37'42" WEST,
32.58 FEET; THENCE NORTH 31°06'58" WEST, 86.40 FEET; THENCE NORTH 72°52'44"
WEST, 36.63 FEET; THENCE SOUTH 85°25'59" WEST, 45.66 FEET; THENCE SOUTH
62°57'58" WEST, 26.73 FEET; THENCE SOUTH 49°24'55" WEST, 30.63 FEET; THENCE
SOUTH 13°19'09" WEST, 34.11 FEET; THENCE SOUTH 67°22'30" WEST, 49.15 FEET;
THENCE NORTH 66°53'31" WEST, 47.58 FEET; THENCE NORTH 07°24'05" EAST, 40.32
FEET; THENCE NORTH 27°41'49" EAST, 27.78 FEET; THENCE NORTH 32°13'14" EAST,
31.60 FEET; THENCE NORTH 51°45'33" EAST, 22.75 FEET; THENCE NORTH 44°41'32"
EAST, 34.09 FEET; THENCE NORTH 29°27'49" EAST, 45.55 FEET; THENCE NORTH

42°33'34" EAST, 54.63 FEET; THENCE NORTH 25°16'44" EAST, 29.81 FEET; THENCE NORTH 09°16'10" WEST, 57.95 FEET; THENCE NORTH 64°41'24" EAST, 28.71 FEET; THENCE NORTH 62°37'25" EAST, 24.51 FEET; THENCE NORTH 84°42'40" EAST, 32.64 FEET; THENCE NORTH 68°15'50" EAST, 6.00 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED 8-15-2002); THENCE SOUTH 53°14'48" EAST, ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, A DISTANCE OF 1598.73 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY OF COUNTY ROAD NO. 210 AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1029.93 FEET, AN ARC DISTANCE OF 277.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°58'35" EAST, 277.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 68°42'23" EAST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY OF COUNTY ROAD NO. 210, A DISTANCE OF 1737.76 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 393.31 FEET, AN ARC DISTANCE OF 394.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°34'04" EAST, 378.07 FEET TO A POINT OF NON-TANGENCY AND THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD (A VARIABLE WIDTH RIGHT OF WAY PER F.E.C. RAILWAY CO. RIGHT OF WAY AND TRACK MAP DATED DECEMBER 31, 1927); THENCE SOUTH 41°00'02" EAST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD, 2283.78 FEET; THENCE NORTH 89°28'59" EAST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD, 36.95 FEET; THENCE SOUTH 41°02'31" EAST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILROAD, 253.73 FEET TO THE SAID EASTERLY LINE OF SECTION 14; THENCE SOUTH 01°04'11" EAST, ALONG SAID EASTERLY LINE OF SECTION 14, 2817.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 279.34 ACRES, MORE OR LESS

LESS AND EXCEPT:

EXCEPTION #1

LESS AND EXCEPT THAT PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SECTIONS 14, 15, 22, AND 23, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, 5363.20 FEET TO THE INTERSECTION OF SECTIONS 13, 14, 23, AND 24 TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°04' 11" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 14 (ALSO BEING THE SOUTHWESTERLY LINE OF SAID SECTION 13), 5180.32 FEET TO THE SOUTHWESTERLY LINE OF THE FLORIDA EAST COAST RAILROAD (A VARIABLE WIDTH RIGHT OF WAY PER F.E.C RAILWAY CO., RIGHT OF WAY AND TRACK MAP, DATED DECEMBER 31, 1927); THENCE NORTH 41°02'31" WEST, ALONG THE SAID SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, 253.73 FEET TO THE NORTHERLY LINE OF SECTION 14 (ALSO BEING THE SOUTHERLY LINE OF SAID SECTION 11); THENCE SOUTH 89°28'59" WEST ALONG THE SAID NORTHERLY LINE OF SECTION 14 AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, 36.95 FEET; THENCE NORTH 41°00'02" WEST ALONG THE SAID SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, 2283.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150' RIGHT OF WAY PER ST. JOHN'S COUNTY RIGHT OF WAY MAP DATED, 08-15-2002) AND TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 393.31 FEET, AN ARC DISTANCE OF 394.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°34'04" WEST, 378.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 68°42'23" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, 200.79 FEET; THENCE SOUTH 21°17'37" WEST, 277.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 71°40'17" EAST, 432.28 FEET; THENCE SOUTH 18°19'43" WEST, 103.00 FEET; THENCE SOUTH 71°40'17" EAST, 37.23 FEET; THENCE SOUTH 36°48'41" WEST, 22.11 FEET; THENCE SOUTH 22°06'48" EAST, 51.77 FEET; THENCE SOUTH 09°08'26" WEST, 69.98 FEET; THENCE SOUTH 14°16'38" EAST, 39.35 FEET; THENCE SOUTH 23°55'02" EAST, 64.91 FEET; THENCE SOUTH 48°10'02" EAST, 42.49 FEET; THENCE SOUTH 78°52'07" EAST, 18.82 FEET; THENCE SOUTH 16°23'37" WEST, 56.56 FEET; THENCE SOUTH 33°43'43" WEST, 30.03 FEET; THENCE SOUTH 04°33'59" WEST, 33.17 FEET; THENCE SOUTH 14°54'03" EAST, 32.64 FEET; THENCE SOUTH 69°50'26" EAST, 49.25 FEET; THENCE SOUTH

08°06'32" WEST, 37.62 FEET; THENCE SOUTH 23°24'06" EAST, 37.77 FEET; THENCE SOUTH 38°25'44" EAST, 44.61 FEET; THENCE SOUTH 29°52'55" WEST, 33.51 FEET; THENCE SOUTH 68°27'18" WEST, 70.18 FEET; THENCE SOUTH 45°12'28" WEST, 30.21 FEET; THENCE SOUTH 22°11'49" EAST, 62.11 FEET; THENCE SOUTH 06°07'09" WEST, 33.83 FEET; THENCE SOUTH 17°35'55" EAST, 44.65 FEET; THENCE SOUTH 60°41'49" WEST, 19.11 FEET; THENCE SOUTH 53°21'15" WEST, 41.64 FEET; THENCE SOUTH 52°26'43" WEST, 39.22 FEET; THENCE SOUTH 67°53'13" WEST, 28.65 FEET; THENCE SOUTH 51°12'35" WEST, 13.85 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY; HAVING A RADIUS OF 1941.12 FEET, AN ARC DISTANCE OF 18.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°46'53" WEST, 18.51 FEET; THENCE SOUTH 47°38'44" WEST, 105.24 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 634.45 FEET, AN ARC DISTANCE OF 23.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°51'01" WEST, 23.19 FEET; THENCE NORTH 16°19'24" WEST, 17.87 FEET; THENCE SOUTH 71°43'41" WEST, 14.37 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1531.02 FEET, AN ARC DISTANCE OF 209.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°34'10" WEST, 208.98 FEET; THENCE NORTH 68°21'58" WEST, 139.02 FEET; THENCE NORTH 72°28'21" WEST, 87.07 FEET; THENCE NORTH 81°52'59" WEST, 26.19 FEET; THENCE NORTH 72°47'32" WEST, 34.76 FEET; THENCE NORTH 78°44'06" WEST, 82.67 FEET; THENCE NORTH 80°03'26" WEST, 246.16 FEET; THENCE NORTH 30°05'30" EAST, 48.24 FEET; THENCE NORTH 41°51'57" EAST, 34.70 FEET; THENCE NORTH 28°00'46" EAST, 30.76 FEET; THENCE NORTH 15°37'52" EAST, 50.37 FEET; THENCE NORTH 07°20'36" EAST, 33.67 FEET; THENCE NORTH 22°20'31" EAST, 24.53 FEET; THENCE NORTH 17°42'34" WEST, 17.38 FEET; THENCE NORTH 18°45'26" EAST, 36.33 FEET; THENCE NORTH 11°04'01" EAST, 22.76 FEET; THENCE NORTH 23°53'17" WEST, 101.14 FEET; THENCE NORTH 41°45'37" WEST, 30.54 FEET; THENCE NORTH 12°05'37" WEST, 35.03 FEET; THENCE NORTH 28°53'41" WEST, 54.68 FEET; THENCE NORTH 18°54'28" WEST, 36.44 FEET; THENCE NORTH 29°20'08" WEST, 23.85 FEET; THENCE NORTH 19°06'35" WEST, 14.82 FEET; THENCE NORTH 78°57'35" WEST, 70.56 FEET; THENCE NORTH 42°58'00" WEST, 28.98 FEET; THENCE SOUTH 06°33'53" WEST, 52.81 FEET; THENCE SOUTH 71°42'01" WEST, 26.51 FEET; THENCE NORTH 15°43'31" WEST, 23.17 FEET; THENCE NORTH 40°25'01" WEST, 65.08 FEET; THENCE SOUTH 73°28'21" WEST, 15.83 FEET; THENCE NORTH 32°28'28" WEST, 41.39 FEET; THENCE NORTH 69°33'19" EAST, 44.98 FEET; THENCE SOUTH 86°36'52" EAST, 33.55 FEET; THENCE NORTH 41°37'55"

WEST, 22.06 FEET; THENCE NORTH 17°26'07" EAST, 74.06 FEET; THENCE NORTH 29°22'30" WEST, 57.88 FEET; THENCE NORTH 47°41'17" EAST, 36.41 FEET; THENCE NORTH 21°56'39" WEST, 47.31 FEET; THENCE NORTH 37°55'27" EAST, 30.62 FEET; THENCE NORTH 02°36'25" WEST, 42.30 FEET; THENCE NORTH 30°32'20" EAST, 29.47 FEET; THENCE NORTH 17°33'20" WEST, 46.23 FEET; THENCE NORTH 41°48'00" WEST, 24.71 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 257.00 FEET, AN ARC DISTANCE OF 63.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°22'06" EAST, 63.76 FEET; THENCE NORTH 65°40'47" EAST, 20.72 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 268.00 FEET, AN ARC DISTANCE OF 275.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°52'43" EAST, 263.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°26'14" EAST, 91.37 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 457.00 FEET, AN ARC DISTANCE OF 228.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°46'12" EAST, 226.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 84°06'10" EAST, 10.26 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 343.00 FEET, AN ARC DISTANCE OF 74.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°53'14" EAST, 74.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 23.92 ACRES MORE OR LESS.

CONTAINING A NET ACREAGE OF 255.42 ACRES, MORE OR LESS.