

ORDINANCE NO: 2005-120

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, EXPANDING THE
MARSHALL CREEK COMMUNITY
DEVELOPMENT DISTRICT PURSUANT TO
CHAPTER 190, FLORIDA STATUTES (2005);
DESCRIBING THE EXTERNAL BOUNDARIES OF
THE DISTRICT EXPANSION AREA; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, Marshall Creek Community Development District ("Petitioner"), a unit of special purpose government, petitioned the Board of County Commissioners of St. Johns County (the "County") to adopt an ordinance expanding the Marshall Creek Community Development District (the "District") pursuant to Chapter 190, Florida Statutes (2005); and

WHEREAS, all interested persons and affected units of general-purpose government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County of December 13, 2005; 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 expansion 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 as expanded is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District as expanded is the best alternative available for delivering community development services and facilities to the expanded area served by the District, that the services and facilities of the District will not be incompatible with the capacity and uses of any existing local and regional community development services and facilities on the expanded area, and that the area to be served by the District as expanded is amenable to separate special-district governance; and

WHEREAS, this expansion 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; and

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

SECTION 1. The above Recitals are hereby incorporated herein by reference as legislative findings of fact in support of this Ordinance.

SECTION 2. AUTHORITY. This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2005).

SECTION 3. EXPANSION. The Expansion Area described in Exhibit A attached hereto and incorporated herein by reference is hereby added to the previous established Community Development District established by St. Johns County Ordinance No. 99-54 pursuant to Section 190.006 – 190.046, Florida statutes, situated entirely within the unincorporated St. Johns County, Florida, which expanded District is known as the “Marshall Creek Community Development District.”

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. Said Expansion Area encompasses approximately 159 acres within its external boundaries. The expanded area of Marshall Creek Community Development District shall encompass approximately 1,247 acres.

SECTION 5. SEVERABILITY. If any provision of this ordinance is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect pursuant to general law.

PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida this 13th day of December, 2005.

BOARD OF COUNTY COMMISSIONERS
OF ST JOHNS COUNTY, FLORIDA

By: Jame E. Bryant
Its: Chairman

ATTEST: Cheryl Strickland, Clerk

RENDITION DATE 12/15/05

By: L. Vonne King
Deputy Clerk

Effective Date: 12/22/05



EXHIBIT A

A PORTION OF SECTIONS 44, 54, 55, 58, 59, 60, AND 61, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF LANDS DESCRIBED AS PARCEL "50" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 2393, PAGE 1700, THE SAME BEING A POINT IN THE NORTHERLY LINE OF A BOUNDARY LINE AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1190; THENCE SOUTH 89°57'27" EAST, ALONG SAID NORTHERLY LINE, 779.76 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 17°07'26" EAST, 31.67 FEET; THENCE SOUTH 05°18'54" EAST, 18.95 FEET; THENCE SOUTH 14°26'01" WEST, 19.37 FEET; THENCE SOUTH 55°07'51" WEST, 28.10 FEET; THENCE SOUTH 86°25'06" WEST, 89.35 FEET; THENCE SOUTH 06°46'45" WEST, 65.70 FEET; THENCE SOUTH 48°20'29" EAST, 36.86 FEET; THENCE SOUTH 37°00'20" WEST, 37.15 FEET; THENCE SOUTH 26°33'44" WEST, 62.58 FEET; THENCE NORTH 76°39'21" WEST, 43.27 FEET; THENCE SOUTH 66°26'07" WEST, 25.94 FEET; THENCE SOUTH 45°07'31" WEST, 50.80 FEET; THENCE SOUTH 58°43'30" WEST, 65.95 FEET; THENCE SOUTH 84°50'44" WEST, 64.88 FEET; THENCE SOUTH 67°38'54" WEST, 35.68 FEET; THENCE SOUTH 29°04'30" WEST, 45.60 FEET; THENCE NORTH 86°08'48" WEST, 13.70 FEET; THENCE SOUTH 20°43'52" WEST, 37.48 FEET; THENCE SOUTH 78°00'02" WEST, 38.48 FEET; THENCE NORTH 87°28'42" WEST, 23.91 FEET; THENCE NORTH 49°03'42" WEST, 35.29 FEET; THENCE NORTH 72°50'06" WEST, 21.06 FEET; THENCE NORTH 47°51'45" WEST, 33.42 FEET; THENCE NORTH 67°46'17" WEST, 20.53 FEET; THENCE NORTH 48°23'57" WEST, 36.15 FEET; THENCE NORTH 30°38'29" WEST, 28.68 FEET; THENCE NORTH 50°28'47" WEST, 19.81 FEET; THENCE NORTH 27°39'04" WEST, 15.03 FEET; THENCE NORTH 30°48'21" WEST, 14.26 FEET; THENCE NORTH 49°57'03" WEST, 36.69 FEET; THENCE NORTH 34°31'04" WEST, 27.88 FEET; THENCE NORTH 18°26'16" WEST, 40.10 FEET; THENCE NORTH 22°29'04" WEST, 6.83 FEET; THENCE SOUTH 66°40'21" WEST, 26.64 FEET; THENCE SOUTH 01°01'46" EAST, 30.41 FEET; THENCE SOUTH 35°30'27" EAST, 55.53 FEET; THENCE SOUTH 34°08'27" EAST, 42.96 FEET; THENCE SOUTH 42°46'19" EAST, 18.92 FEET; THENCE SOUTH 46°02'34" EAST, 48.16 FEET; THENCE SOUTH 23°24'11" EAST, 22.94 FEET; THENCE SOUTH 26°01'26" EAST, 25.72 FEET; THENCE SOUTH 02°54'34" EAST, 29.13 FEET; THENCE SOUTH 28°15'38" EAST, 20.62 FEET; THENCE SOUTH 20°43'58" EAST,

29.69 FEET; THENCE SOUTH 66°25'06" EAST, 26.86 FEET; THENCE SOUTH 10°02'32" WEST, 26.10 FEET; THENCE SOUTH 10°00'50" WEST, 28.07 FEET; THENCE SOUTH 00°40'13" WEST, 37.05 FEET; THENCE SOUTH 50°42'10" EAST, 11.82 FEET; THENCE SOUTH 02°40'37" WEST, 45.31 FEET; THENCE NORTH 49°46'47" EAST, 27.53 FEET; THENCE NORTH 59°05'37" EAST, 61.42 FEET; THENCE NORTH 38°12'57" EAST, 45.83 FEET; THENCE NORTH 10°40'05" EAST, 21.85 FEET; THENCE NORTH 35°10'37" EAST, 18.75 FEET; THENCE NORTH 49°46'07" EAST, 38.18 FEET; THENCE NORTH 76°22'30" EAST, 47.30 FEET; THENCE NORTH 49°21'51" EAST, 48.04 FEET; THENCE NORTH 69°27'47" EAST, 9.87 FEET; THENCE SOUTH 79°02'19" EAST, 34.26 FEET; THENCE NORTH 64°48'37" EAST, 50.42 FEET; THENCE NORTH 55°33'41" EAST, 65.20 FEET; THENCE SOUTH 52°45'05" EAST, 47.77 FEET; THENCE NORTH 41°13'32" EAST, 58.19 FEET; THENCE SOUTH 52°28'26" EAST, 35.08 FEET; THENCE SOUTH 49°34'35" WEST, 35.46 FEET; THENCE SOUTH 04°34'16" WEST, 57.46 FEET; THENCE SOUTH 16°18'21" EAST, 44.03 FEET; THENCE SOUTH 55°42'15" EAST, 40.78 FEET; THENCE SOUTH 21°52'42" WEST, 1,055.62 FEET; THENCE NORTH 19°23'43" WEST, 130.65 FEET; THENCE SOUTH 32°14'23" WEST, 59.16 FEET; THENCE NORTH 33°40'39" WEST, 28.70 FEET; THENCE NORTH 78°45'34" WEST, 130.24 FEET; THENCE NORTH 87°27'19" WEST, 26.93 FEET; THENCE SOUTH 84°03'27" WEST, 44.98 FEET; THENCE SOUTH 29°19'04" WEST, 32.64 FEET; THENCE SOUTH 33°03'08" WEST, 40.14 FEET; THENCE SOUTH 01°38'08" EAST, 115.62 FEET; THENCE SOUTH 13°33'34" WEST, 74.97 FEET; THENCE SOUTH 43°27'35" EAST, 12.13 FEET; THENCE SOUTH 57°49'48" EAST, 43.71 FEET; THENCE SOUTH 57°10'30" EAST, 44.21 FEET; THENCE SOUTH 43°11'34" EAST, 31.59 FEET; THENCE SOUTH 29°42'55" EAST, 49.91 FEET; THENCE SOUTH 53°22'21" EAST, 58.43 FEET; THENCE SOUTH 19°08'40" WEST, 244.96 FEET; THENCE NORTH 84°31'15" WEST, 190.07 FEET; THENCE SOUTH 44°20'42" WEST, 215.64 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,040.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 37°05'32" EAST, 623.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°39'18" EAST, 798.85 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 765.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05°11'39" WEST, 642.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 30°02'35" WEST, 223 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF MARSHALL CREEK; THENCE GENERALLY IN AN EASTERLY DIRECTION, ALONG THE SAID MEAN HIGH WATER LINE OF MARSHALL CREEK, 2,500 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EDGE OF MARSH OF THE

TOLOMATO RIVER; THENCE GENERALLY IN A NORTHERLY DIRECTION, ALONG THE SAID EDGE OF MARSH OF THE TOLOMATO RIVER, 4,500 FEET, MORE OR LESS, TO THE AFOREMENTIONED NORTHERLY LINE OF A BOUNDARY LINE AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1190; THENCE NORTH 89°57'27" WEST, ALONG SAID NORTHERLY LINE, 834.71 FEET TO THE POINT OF BEGINNING.

LESS AND ACCEPT THE LANDS OF OLEN AND CORA WILLIAMS AND THE LANDS OF HAROLD THOMAS.

THE LAND THUS DESCRIBED CONTAINS 159 ACRES, MORE OR LESS.

RECEIVED

AUG 22 2005

ST. JOHNS COUNTY

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

**PETITION TO EXPAND THE MARSHALL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Marshall Creek Community Development District, a local unit of special purpose government established pursuant to the provisions of Chapter 190, Florida Statutes, and St. Johns County Ordinance No. 99-54, as amended by Ordinance 2002-70, and located entirely within the boundaries of St. Johns County, Florida (hereafter "District"), hereby petitions the St. Johns County Board of County Commissioners, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, and specifically section 190.046(1), Florida Statutes, to adopt an amendment to St. Johns County Ordinance No. 99-54, to add approximately 159 acres to the District. This Petition is being submitted pursuant to and in accordance with that Memorandum of Understanding dated October 28, 1999 between St. Johns County, Hines Interests Limited Partnership, Marshall Creek, LTD., and Genesis, LTD., regarding the inclusion of the "Northeast DRI Lands" into the District's current boundaries. In support of this Petition, the District states:

1. Location and Size. The District is located entirely within St. Johns County, Florida. **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 1,047 acres of land. It is located east of U.S Highway 1 at the intersection of U.S. Highway 1 and International Golf Parkway. The current metes and bounds description of the external boundaries of the District, as contained in Ordinance 2002-70, is set forth in **Exhibit 2**.

The general location of and the metes and bounds descriptions for the lands to be added to the District are set forth in **Exhibit 3** (the "Expansion Parcel"). The Expansion Parcel meets the acreage requirements of Section 190.046(1)(f), F.S. After expansion, the District will encompass a total of approximately 1,206 acres.

2. Excluded Parcels. There are four (4) parcels within the external boundaries of the proposed expansion parcel which are to be excluded from the District. The property identification information of along with the names and addresses of the owners of these parcels are contained in **Exhibit 4.**

3. Landowner Consent. Petitioner has written consent to amend the boundaries of the District from the owners of one hundred percent of the lands comprising the Expansion Parcel. Documentation of this consent is contained in **Exhibit 5.**

4. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the area to be added to the District by the future land use plan element of the St. Johns County Comprehensive Plan are shown on **Exhibit 6.** Expansion of the District in the manner proposed is consistent with the adopted St. Johns County Comprehensive Plan.

5. District facilities and services. The District has constructed, acquired or installed, or presently intends to construct, acquire or install all of the infrastructure improvements necessary for the Expansion Parcel as outlined in the District's Improvement Plan attached as **Exhibit 7.** The estimated construction timetables and costs of construction are set forth in **Exhibit 8.** These estimates are based on currently available data and the District's currently projected construction schedules. Actual construction timetables and costs may vary, due in part to the effects of future

changes in economic conditions upon costs such as labor, services, materials, interests rates and market conditions.

6. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

7. Authorized Agent. The authorized agents for the Petitioner are Walter O'Shea and Jonathan Johnson. See **Exhibit 10** - Authorization of Agent. Copies of all correspondence should also be sent to District Counsel at the following address:

Jonathan T. Johnson
HOPPING GREEN & SAMS, P.A.
123 South Calhoun Street
Post Office Box 6526
Tallahassee, Fl 32314

8. Memorandum of Understanding. This Petition is being submitted in accordance with Sections 1 and 2 of a Memorandum of Understanding dated October 28, 1999 entered into between the County and the original developers of the property included within the boundaries of the Marshall Creek Community Development District. A copy of the Memorandum of Understanding is attached as **Exhibit 11**.

9. Filing Fee. The District has submitted a \$5,000.00 filing fee along with this Petition and its Exhibits 1 through 11 to St. Johns County.

10. This Petition to expand the Marshall Creek Community Development District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State

Comprehensive Plan or the St. Johns County Comprehensive Plan.

b. The area of land within the District as amended is part of a planned community. The District as amended will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The amendment to the District will prevent the general body of taxpayers in St. Johns County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Expansion Parcel. The District is the best alternative for delivering community development services and facilities to the Expansion Parcel without imposing an additional burden on the general population of the local general-purpose government. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District as amended will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

e. The area to be served by the District as amended is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County Commission of St. Johns County, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), Florida Statutes;

b. grant the Petition and amend St. Johns County Ordinance No. 99-54, as amended, to expand the boundaries of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 15th day of August, 2005.

HOPPING GREEN & SAMS, P.A.

By: 

Jonathan T. Johnson
Florida Bar No. 986460
Roy Van Wyk
Florida Bar No. 0631299
123 Calhoun Street
Post Office Box 6526
Tallahassee, FL 32314
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)

Attorneys for Petitioner

LEGAL DESCRIPTION OF MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT PARCEL

ALL OF SECTION 34; ALL OF THE THERESA MARSHALL GRANT, SECTION 53; ALL OF THE THERESA MARSHALL OR THE JUANNA PAREDES GRANT, SECTION 56 AND A PART OF SECTION 33; A PART OF THE CLARA P. ARNAU GRANT, SECTION 44; A PART OF THE JAMES ARNAU GRANT, SECTION 45; A PART OF THE THERESA MARSHALL OR CLARA P. ARNAU GRANT, SECTION 54; A PART OF THE THERESA MARSHALL OR THE JUANNA PAREDES OR THE CLARA P. ARNAU GRANT, SECTION 55; A PART OF THE JUANNA PAREDES OR THE JAMES ARNAU GRANT, SECTION 57; A PART THE THERESA MARSHALL OR THE JAMES ARNAU GRANT, SECTION 58; A PART OF THE THERESA MARSHALL GRANT SECTION 59; A PART OF THE THERESA MARSHALL OR THE ROQUE LEONARDI GRANT, SECTION 60; A PART OF THE ROQUE LEONARDI GRANT, SECTION 61, ALL IN TOWNSHIP 5 SOUTH, RANGE 29 EAST; TOGETHER WITH A PART OF SECTIONS 3 AND 4 IN TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS DESCRIBED AS PARCEL "2" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 883, PAGE 0200 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 81°31'55"EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "2", 1303.49 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 27°20'40"EAST, 28.10 FEET; THENCE NORTH 63°34'16"WEST, 49.53 FEET; THENCE NORTH 37°07'43"WEST, 37.95 FEET; THENCE NORTH 21°54'50"WEST, 13.35 FEET; THENCE NORTH 82°25'32"WEST, 64.95 FEET; THENCE NORTH 58°38'22"WEST, 34.60 FEET; THENCE NORTH 36°01'45"WEST, 40.06 FEET; THENCE NORTH 09°51'24"WEST, 27.47 FEET; THENCE NORTH 28°44'28"WEST, 27.43 FEET; THENCE NORTH 47°36'02"WEST, 64.38 FEET; THENCE NORTH 45°56'49"EAST, 44.63 FEET; THENCE NORTH 19°22'16"WEST, 46.34 FEET; THENCE NORTH 16°03'34"EAST, 53.77 FEET; THENCE NORTH 76°04'43"WEST, 17.44 FEET; THENCE NORTH 41°31'41"WEST, 32.21 FEET; THENCE NORTH 26°41'25"EAST, 59.58 FEET; THENCE NORTH 04°58'11"EAST, 35.29 FEET; THENCE NORTH 05°08'55"WEST, 49.0 FEET; THENCE NORTH 71°20'42"EAST, 37.45 FEET; THENCE SOUTH 88°04'47"EAST, 42.20 FEET; THENCE SOUTH 34°21'12"EAST, 14.26 FEET; THENCE NORTH 11°28'41"WEST, 50.35 FEET; THENCE NORTH 14°29'44"EAST, 11.58 FEET; THENCE NORTH 49°05'27"WEST, 62.14 FEET; THENCE NORTH 19°16'36"WEST, 39.77 FEET; THENCE NORTH 51°59'23"WEST, 30.57 FEET; THENCE SOUTH 40°14'38"WEST, 22.68 FEET; THENCE NORTH 64°09'50"WEST, 54.91 FEET; THENCE SOUTH 85°29'28"EAST, 47.43 FEET; THENCE NORTH 42°06'05"EAST, 26.55 FEET; THENCE NORTH 05°49'47"EAST, 51.41 FEET; THENCE NORTH 29°21'30"WEST, 63.00 FEET; THENCE NORTH 05°56'26"WEST, 79.16 FEET; THENCE NORTH 25°52'25"WEST, 38.14 FEET; THENCE NORTH 18°52'53"WEST, 26.18 FEET; THENCE NORTH 24°33'12"WEST, 40.62 FEET; THENCE NORTH 08°16'43"EAST, 37.50 FEET; THENCE NORTH 30°25'43"WEST, 75.47 FEET; THENCE NORTH 45°59'58"WEST, 26.68 FEET; THENCE NORTH 24°58'07"WEST, 25.60 FEET; THENCE NORTH 12°13'11"WEST, 38.31 FEET; THENCE NORTH 02°21'06"WEST, 43.77 FEET; THENCE NORTH 01°53'18"EAST, 42.70 FEET; THENCE NORTH 17°35'29"EAST, 56.18 FEET; THENCE NORTH 36°22'56"EAST, 34.24 FEET; THENCE NORTH 57°44'37"EAST, 53.81 FEET; THENCE NORTH 41°31'46"EAST, 44.49 FEET; THENCE NORTH 43°53'52"EAST, 38.49 FEET; THENCE NORTH 23°11'42"EAST, 23.60 FEET; THENCE NORTH 23°11'42"EAST, 15.60 FEET; THENCE NORTH 05°04'24"WEST, 47.30 FEET; THENCE NORTH 17°00'14"WEST, 55.43 FEET; THENCE NORTH 12°55'30"WEST, 59.78 FEET; THENCE NORTH 09°52'07"WEST, 38.07 FEET; THENCE NORTH 26°01'39"WEST, 91.19 FEET; THENCE NORTH 19°41'23"WEST, 44.72 FEET; THENCE NORTH 27°04'33"WEST, 43.13 FEET; THENCE NORTH 12°41'29"WEST, 54.73 FEET; THENCE NORTH 24°11'08"WEST, 33.64 FEET; THENCE NORTH 24°11'08"WEST, 45.13 FEET; THENCE NORTH 12°53'23"WEST, 47.55 FEET; THENCE NORTH 22°26'31"WEST, 52.19 FEET; THENCE NORTH 03°32'06"WEST, 54.58 FEET; THENCE NORTH 19°01'54"WEST, 54.84 FEET; THENCE NORTH 09°28'37"WEST, 58.77 FEET; THENCE NORTH 32°51'14"EAST, 24.88 FEET; THENCE NORTH 10°23'59"EAST, 22.03 FEET; THENCE NORTH 18°21'26"WEST, 55.04 FEET; THENCE NORTH 42°43'26"WEST, 55.58 FEET; THENCE SOUTH 47°54'54"WEST, 25.15 FEET; THENCE SOUTH 23°12'48"WEST, 37.87 FEET; THENCE SOUTH 07°39'21"EAST, 26.85 FEET; THENCE SOUTH 04°11'57"EAST, 46.56 FEET; THENCE SOUTH 14°43'10"EAST, 49.48 FEET; THENCE SOUTH 48°22'49"WEST, 22.99 FEET; THENCE SOUTH 67°22'57"WEST, 42.77 FEET; THENCE NORTH 80°07'23"WEST, 46.50 FEET; THENCE NORTH 43°59'12"WEST, 56.66 FEET; THENCE NORTH 30°06'33"WEST, 60.80 FEET; THENCE NORTH 14°27'32"WEST, 68.17 FEET; THENCE NORTH 07°22'37"EAST, 34.09 FEET; THENCE NORTH 70°28'21"WEST, 34.66 FEET; THENCE NORTH 22°55'13"EAST, 28.56 FEET; THENCE NORTH 86°34'20"WEST, 37.11 FEET; THENCE NORTH 81°45'22"WEST, 24.72 FEET; THENCE SOUTH 87°12'54"WEST, 56.04 FEET; THENCE SOUTH 21°39'25"WEST, 105.68 FEET; THENCE SOUTH 67°05'42"EAST, 23.42 FEET; THENCE SOUTH 19°10'48"EAST, 48.23 FEET; THENCE SOUTH 16°44'25"EAST, 42.24 FEET; THENCE SOUTH 13°24'20"EAST, 36.43 FEET; THENCE SOUTH 19°51'37"EAST, 34.87 FEET; THENCE SOUTH 46°20'33"EAST, 18.10 FEET; THENCE SOUTH 56°53'23"EAST, 63.96 FEET; THENCE SOUTH 57°59'53"EAST, 48.71 FEET; THENCE SOUTH 61°11'34"EAST, 29.71 FEET; THENCE SOUTH 65°55'26"EAST, 66.94 FEET; THENCE SOUTH 53°19'56"EAST, 56.21 FEET; THENCE SOUTH 47°18'08"EAST, 45.98 FEET; THENCE SOUTH 22°40'59"EAST, 53.56 FEET; THENCE SOUTH 18°47'44"EAST, 50.05 FEET; THENCE SOUTH 22°04'31"WEST, 33.57 FEET; THENCE SOUTH 18°20'41"EAST, 36.17 FEET; THENCE SOUTH 08°13'35"EAST, 71.10 FEET; THENCE SOUTH 24°46'23"WEST, 27.69 FEET; THENCE SOUTH 07°44'35"EAST, 13.11 FEET; THENCE SOUTH 09°26'37"EAST, 102.73 FEET; THENCE SOUTH 12°03'47"EAST, 17.16 FEET; THENCE SOUTH 05°41'11"EAST, 76.21 FEET; THENCE SOUTH 01°27'24"EAST, 57.67 FEET; THENCE SOUTH 75°58'40"WEST, 66.41 FEET; THENCE SOUTH 89°34'06"WEST, 26.28 FEET; THENCE NORTH 82°18'24"WEST, 57.14 FEET; THENCE SOUTH 33°40'23"WEST, 68.72 FEET; THENCE SOUTH 50°15'41"WEST, 34.11 FEET; THENCE SOUTH 10°23'02"EAST, 61.73 FEET; THENCE SOUTH 80°34'17"EAST, 29.53 FEET; THENCE SOUTH 47°04'03"EAST, 26.40 FEET; THENCE SOUTH 10°33'33"EAST, 32.76 FEET; THENCE SOUTH 49°55'40"EAST, 42.02 FEET; THENCE SOUTH 17°53'21"EAST, 27.75 FEET; THENCE SOUTH 52°49'36"EAST, 41.03 FEET; THENCE

SOUTH 25°00'23"EAST, 38.72 FEET; THENCE SOUTH 21°15'08"EAST, 42.66 FEET; THENCE SOUTH 38°46'49"WEST, 48.34 FEET; THENCE SOUTH 06°54'52"EAST, 22.14 FEET; THENCE SOUTH 10°11'45"WEST, 53.17 FEET; THENCE SOUTH 21°06'43"WEST, 26.22 FEET; THENCE SOUTH 07°35'11"WEST, 41.61 FEET; THENCE SOUTH 07°53'01"WEST, 41.72 FEET; THENCE SOUTH 79°34'44"WEST, 32.54 FEET; THENCE SOUTH 82°16'48"WEST, 40.67 FEET; THENCE NORTH 22°50'30"WEST, 28.88 FEET; THENCE NORTH 13°03'57"WEST, 23.48 FEET; THENCE NORTH 28°31'01"WEST, 49.06 FEET; THENCE NORTH 23°03'20"EAST, 58.09 FEET; THENCE NORTH 14°50'16"WEST, 65.72 FEET; THENCE NORTH 38°47'22"WEST, 47.99 FEET; THENCE NORTH 02°12'07"WEST, 31.67 FEET; THENCE NORTH 43°39'15"WEST, 40.68 FEET; THENCE NORTH 12°46'27"WEST, 34.71 FEET; THENCE NORTH 12°18'56"EAST, 77.15 FEET; THENCE NORTH 46°13'30"EAST, 35.85 FEET; THENCE NORTH 08°28'20"WEST, 67.74 FEET; THENCE NORTH 24°51'47"WEST, 60.32 FEET; THENCE NORTH 20°30'29"WEST, 36.15 FEET; THENCE NORTH 30°27'09"WEST, 38.92 FEET; THENCE NORTH 37°05'45"EAST, 62.45 FEET; THENCE NORTH 09°42'05"WEST, 54.11 FEET; THENCE NORTH 05°28'42"WEST, 67.55 FEET; THENCE NORTH 30°35'39"WEST, 48.99 FEET; THENCE NORTH 11°30'43"EAST, 65.87 FEET; THENCE NORTH 23°05'21"WEST, 29.22 FEET; THENCE SOUTH 65°18'57"WEST, 38.52 FEET; THENCE NORTH 03°24'30"WEST, 81.61 FEET; THENCE NORTH 28°35'27"WEST, 38.15 FEET; THENCE NORTH 17°51'02"WEST, 51.52 FEET; THENCE NORTH 25°47'20"WEST, 47.17 FEET; THENCE NORTH 59°02'19"WEST, 8.09 FEET; THENCE NORTH 22°59'01"WEST, 67.77 FEET; THENCE NORTH 18°49'16"WEST, 77.41 FEET; THENCE NORTH 21°37'51"WEST, 55.70 FEET; THENCE NORTH 28°20'37"WEST, 31.34 FEET; THENCE NORTH 11°29'42"WEST, 82.01 FEET; THENCE NORTH 49°16'07"EAST, 76.37 FEET; THENCE NORTH 26°34'39"EAST, 71.88 FEET; THENCE NORTH 46°40'39"WEST, 39.69 FEET; THENCE NORTH 31°43'26"WEST, 47.87 FEET; THENCE NORTH 00°54'41"WEST, 80.98 FEET; THENCE NORTH 04°42'57"WEST, 53.19 FEET; THENCE NORTH 42°59'17"EAST, 22.25 FEET; THENCE NORTH 10°50'57"WEST, 95.08 FEET; THENCE NORTH 20°05'38"WEST, 77.01 FEET; THENCE NORTH 22°43'29"WEST, 72.87 FEET; THENCE NORTH 22°12'46"EAST, 53.83 FEET; THENCE NORTH 21°00'22"EAST, 50.52 FEET; THENCE NORTH 03°23'49"EAST, 64.53 FEET; THENCE NORTH 11°25'47"WEST, 41.27 FEET; THENCE NORTH 20°07'30"EAST, 25.57 FEET; THENCE NORTH 16°27'23"WEST, 51.67 FEET; THENCE NORTH 15°08'25"EAST, 56.39 FEET; THENCE NORTH 23°52'02"WEST, 48.26 FEET; THENCE NORTH 23°43'57"WEST, 45.52 FEET; THENCE NORTH 20°39'59"WEST, 52.76 FEET; THENCE NORTH 39°36'06"WEST, 37.57 FEET; THENCE NORTH 32°17'48"WEST, 48.49 FEET; THENCE NORTH 04°04'20"EAST, 42.40 FEET; THENCE NORTH 26°03'51"WEST, 85.44 FEET; THENCE NORTH 13°11'24"EAST, 51.17 FEET; THENCE NORTH 47°52'39"WEST, 74.54 FEET; THENCE NORTH 47°45'12"WEST, 63.20 FEET; THENCE NORTH 51°54'32"WEST, 93.07 FEET; THENCE NORTH 13°55'43"WEST, 51.60 FEET; THENCE NORTH 21°25'08"WEST, 49.25 FEET; THENCE NORTH 08°44'20"EAST, 51.27 FEET; THENCE NORTH 03°55'42"WEST, 57.72 FEET; THENCE NORTH 21°45'29"EAST, 62.04 FEET; THENCE NORTH 31°45'20"WEST, 53.68 FEET; THENCE NORTH 04°10'05"WEST, 50.0 FEET; THENCE SOUTH 75°36'20"WEST, 70.19 FEET; THENCE NORTH 27°30'35"WEST, 127.35 FEET; THENCE NORTH 25°32'06"WEST, 110.13 FEET; THENCE NORTH 02°06'49"WEST, 75.07 FEET; THENCE NORTH 20°16'24"WEST, 68.51 FEET; THENCE SOUTH 86°17'10"WEST, 20.83 FEET; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 950.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 12°03'46"WEST, 565.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 29°21'59" WEST, 408.06 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 550.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03°28'17"EAST, 596.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°18'33"EAST, 126.32 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 566.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 17°26'58"EAST, 356.17 FEET TO A POINT OF COMPOUND CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 670.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 47°04'49"WEST, 873.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 178.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 65°33'29"WEST, 105.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°21'55"WEST, 80.88 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 532.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 58°59'44"WEST, 198.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°37'32"WEST, 45.46 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO.1; THENCE NORTH 38°30'42"WEST, ALONG LAST SAID RIGHT-OF-WAY LINE, 147.23 FEET; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 408.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 49°05'28"EAST, 75.25 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 542.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 64°57'41"EAST, 391.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 550.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 23°24'13"EAST, 977.65 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 650.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04°58'28"WEST, 733.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29°21'59"EAST, 408.06 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 850.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 21°01'46"EAST, 246.49 FEET; THENCE NORTH 51°06'07"WEST, 726.60 FEET TO A POINT ON A BOUNDARY LINE AGREEMENT AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1190; THENCE ALONG SAID BOUNDARY LINE AGREEMENT, THE FOLLOWING 4 COURSES, COURSE NO.1: NORTH 38°53'53"EAST, 854.90 FEET TO A POINT OF CURVATURE; COURSE NO.2: THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 730.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°38'24"EAST, 95.28 FEET; COURSE NO.3: NORTH 33°37'31"WEST, 809.97 FEET; COURSE NO.4: THENCE NORTH 14°22'53"EAST, 3809.11 FEET; THENCE SOUTH 75°37'07"EAST, 6.22 FEET; THENCE SOUTH 26°05'57"EAST, 33.83 FEET; THENCE SOUTH 49°57'58"EAST, 31.67 FEET; THENCE SOUTH 06

13°22' EAST, 73.38 FEET; THENCE SOUTH 12°34'07" EAST, 60.88 FEET; THENCE SOUTH 21°17'58" EAST, 45.53 FEET; THENCE SOUTH 16°04'20" EAST, 62.21 FEET; THENCE SOUTH 24°52'18" EAST, 34.02 FEET; THENCE NORTH 76°33'45" EAST, 41.19 FEET; THENCE NORTH 31°06'03" EAST, 90.34 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 52°01'15" WEST, 142.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 72°56'26" EAST, 155.96 FEET; THENCE NORTH 02°20'14" EAST, 27.54 FEET; THENCE NORTH 04°51'14" WEST, 62.85 FEET; THENCE NORTH 06°12'24" EAST, 95.82 FEET; THENCE NORTH 17°44'51" WEST, 44.55 FEET; THENCE NORTH 44°31'41" WEST, 71.59 FEET; THENCE NORTH 11°07'25" WEST, 45.48 FEET; THENCE NORTH 10°56'24" EAST, 41.82 FEET; THENCE NORTH 26°31'49" EAST, 72.45 FEET; THENCE NORTH 21°41'01" EAST, 34.40 FEET; THENCE NORTH 01°02'45" WEST, 55.45 FEET; THENCE NORTH 09°05'09" EAST, 50.07 FEET; THENCE NORTH 07°33'01" WEST, 54.54 FEET; THENCE NORTH 31°15'38" WEST, 37.89 FEET; THENCE SOUTH 38°38'38" WEST, 65.56 FEET; THENCE SOUTH 07°49'01" EAST, 38.65 FEET; THENCE SOUTH 08°47'44" WEST, 35.73 FEET; THENCE SOUTH 60°15'14" WEST, 18.32 FEET; THENCE NORTH 40°20'15" WEST, 28.48 FEET; THENCE NORTH 14°21'04" WEST, 34.33 FEET; THENCE NORTH 04°18'38" EAST, 24.20 FEET; THENCE NORTH 57°36'24" WEST, 56.93 FEET; THENCE NORTH 07°47'48" EAST, 29.71 FEET; THENCE NORTH 47°01'02" EAST, 34.57 FEET; THENCE NORTH 28°26'43" EAST, 42.12 FEET; THENCE SOUTH 48°34'29" EAST, 37.78 FEET; THENCE NORTH 59°00'26" EAST, 42.58 FEET; THENCE NORTH 38°47'55" EAST, 38.62 FEET; THENCE NORTH 16°25'44" WEST, 39.26 FEET; THENCE NORTH 23°17'44" EAST, 62.61 FEET; THENCE NORTH 67°05'38" WEST, 14.33 FEET TO THE NORTHERLY LINE OF AFOREMENTIONED BOUNDARY LINE AGREEMENT; THENCE SOUTH 89°57'27" EAST, ALONG SAID NORTHERLY LINE, 3349.94 FEET; THENCE SOUTH 17°07'26" EAST, 31.67 FEET; THENCE SOUTH 05°18'54" EAST, 18.95 FEET; THENCE SOUTH 14°26'01" WEST, 19.37 FEET; THENCE SOUTH 55°07'51" WEST, 28.10 FEET; THENCE SOUTH 86°25'06" WEST, 89.35 FEET; THENCE SOUTH 06°46'45" WEST, 65.70 FEET; THENCE SOUTH 48°20'29" EAST, 36.86 FEET; THENCE SOUTH 37°00'20" WEST, 37.15 FEET; THENCE SOUTH 26°33'44" WEST, 62.58 FEET; THENCE NORTH 76°39'21" WEST, 43.27 FEET; THENCE SOUTH 66°26°07" WEST, 24.94 FEET; THENCE SOUTH 45°07'31" WEST, 50.80 FEET; THENCE SOUTH 58°43'30" WEST, 65.95 FEET; THENCE SOUTH 84°50'44" WEST, 64.88 FEET; THENCE SOUTH 67°38'54" WEST, 35.68 FEET; THENCE SOUTH 29°04'30" WEST, 45.60 FEET; THENCE NORTH 86°08'48" WEST, 13.70 FEET; THENCE SOUTH 20°43'52" WEST, 37.48 FEET; THENCE SOUTH 78°00'02" WEST, 38.48 FEET; THENCE NORTH 87°28'42" WEST, 23.91 FEET; THENCE NORTH 48°03'42" WEST, 35.29 FEET; THENCE NORTH 72°50'06" WEST, 21.06 FEET; THENCE NORTH 47°51'45" WEST, 33.42 FEET; THENCE NORTH 67°46'17" WEST, 20.53 FEET; THENCE NORTH 48°23'57" WEST, 36.15 FEET; THENCE NORTH 30°38'29" WEST, 28.68 FEET; THENCE NORTH 50°28'47" WEST, 19.81 FEET; THENCE NORTH 27°39'04" WEST, 15.03 FEET; THENCE NORTH 30°48'21" WEST, 14.26 FEET; THENCE NORTH 49°57'03" WEST, 38.69 FEET; THENCE NORTH FEET; THENCE NORTH 30°48'21" WEST, 14.26 FEET; THENCE NORTH 18°26'16" WEST, 40.10 FEET; THENCE NORTH 22°29'04" WEST, 34°31'04" WEST, 27.88 FEET; THENCE NORTH 18°26'16" WEST, 40.10 FEET; THENCE NORTH 22°29'04" WEST, 6.83 FEET; THENCE SOUTH 66°40'21" WEST, 26.64 FEET; THENCE SOUTH 01°01'46" EAST, 30.41 FEET; THENCE SOUTH 35°30'27" EAST, 55.53 FEET; THENCE SOUTH 34°08'27" EAST, 42.96 FEET; THENCE SOUTH 42°46'19" EAST, 18.92 FEET; THENCE SOUTH 46°02'34" EAST, 48.16 FEET; THENCE SOUTH 23°24'11" EAST, 22.94 FEET; THENCE SOUTH 26°01'26" EAST, 25.72 FEET; THENCE SOUTH 02°54'34" EAST, 29.13 FEET; THENCE SOUTH 28°15°38" EAST, 20.62 FEET; THENCE SOUTH 20°43'58" EAST, 29.69 FEET; THENCE SOUTH 66°25'06" EAST, 26.86 FEET; THENCE SOUTH 10°02'32" WEST, 26.10 FEET; THENCE SOUTH 10°00'50" WEST, 28.07 FEET; THENCE SOUTH 00°40'13" WEST, 37.05 FEET; THENCE SOUTH 50°42'10" EAST, 11.82 FEET; THENCE SOUTH 02°40'37" WEST, 45.31 FEET; THENCE NORTH 49°46'47" EAST, 27.53 FEET; THENCE NORTH 59°05'37" EAST, 61.42 FEET; THENCE NORTH 38°12'57" EAST, 45.83 FEET; THENCE NORTH 10°40'05" EAST, 21.85 FEET; THENCE NORTH 35°10'37" EAST, 18.75 FEET; THENCE NORTH 49°46'07" EAST, 38.18 FEET; THENCE NORTH 76°22'30" EAST, 47.30 FEET; THENCE NORTH 49°21'51" EAST, 48.04 FEET; THENCE NORTH 69°27'47" EAST, 9.87 FEET; THENCE SOUTH 79°02'19" EAST, 34.26 FEET; THENCE NORTH 64°48'37" EAST, 50.42 FEET; THENCE NORTH 55°33'41" EAST, 65.20 FEET; THENCE SOUTH 52°45'05" EAST, 47.77 FEET; THENCE NORTH 41°13'32" EAST, 58.19 FEET; THENCE SOUTH 52°28'26" EAST, 35.08 FEET; THENCE SOUTH 49°34'35" WEST, 35.46 FEET; THENCE SOUTH 04°34'16" WEST, 57.46 FEET; THENCE SOUTH 16°18'21" EAST, 44.03 FEET; THENCE SOUTH 55°42'15" EAST, 40.78 FEET; THENCE SOUTH 21°32'42" WEST, 1055.62 FEET; THENCE NORTH 18°23'43" WEST, 130.66 FEET; THENCE SOUTH 32°14'23" WEST, 59.16 FEET; THENCE NORTH 33°40'39" WEST, 28.70 FEET; THENCE NORTH 78°45'34" WEST, 130.24 FEET; THENCE NORTH 87°27'19" WEST, 26.93 FEET; THENCE SOUTH 84°03'27" WEST, 44.98 FEET; THENCE SOUTH 29°19'04" WEST, 32.64 FEET; THENCE SOUTH 33°03'08" WEST, 40.14 FEET; THENCE SOUTH 01°38'08" EAST, 115.62 FEET; THENCE SOUTH 13°33'34" WEST, 74.97 FEET; THENCE SOUTH 43°27'35" EAST, 12.13 FEET; THENCE SOUTH 57°49'48" EAST, 43.71 FEET; THENCE SOUTH 57°10'30" EAST, 44.21 FEET; THENCE SOUTH 43°11'34" EAST, 31.59 FEET; THENCE SOUTH 29°42'55" EAST, 49.91 FEET; THENCE SOUTH 53°22'21" EAST, 58.43 FEET; THENCE SOUTH 19°08'40" WEST, 244.96 FEET; THENCE NORTH 84°31'15" WEST, 190.07 FEET; THENCE SOUTH 44°20'42" WEST, 215.64 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1040.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 37°05'32" EAST, 623.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°39'18" EAST, 798.85 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 765.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05°11'39" WEST, 642.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 30°02'35" WEST, 222.98 FEET; THENCE NORTH 35°18'15" WEST, 48.47 FEET; THENCE NORTH 29°56'04" WEST, 46.87 FEET; THENCE NORTH 34°24'57" WEST, 48.20 FEET; THENCE NORTH 40°13'30" WEST, 81.81 FEET; THENCE NORTH 35°20'40" WEST, 35.44 FEET; THENCE NORTH 05°04'43" WEST, 38.17 FEET; THENCE NORTH 02°32'51" EAST, 57.38 FEET; THENCE NORTH 28°23'00" EAST, 33.74 FEET; THENCE NORTH 22°01'11" WEST, 25.54 FEET; THENCE SOUTH 61°08'58" WEST, 7.20 FEET; THENCE SOUTH 37°28'48" EAST, 15.36 FEET; THENCE SOUTH 20°54'32" WEST, 56.08 FEET; THENCE SOUTH 06°03'21" WEST, 54.32 FEET; THENCE SOUTH 14°52'12" EAST, 36.51 FEET; THENCE SOUTH 40°28'52" EAST, 44.29 FEET; THENCE SOUTH 37°51'59" EAST, 54.23 FEET; THENCE SOUTH 20°44'14" EAST, 42.88 FEET;

THENCE SOUTH 35°22'57"EAST, 50.21 FEET; THENCE SOUTH 30°54'50"EAST, 63.26 FEET; THENCE SOUTH 84°22'19"EAST, 79.94 FEET; THENCE SOUTH 30°57'06"EAST, 30.46 FEET; THENCE NORTH 74°51'13"EAST, 67.42 FEET; THENCE SOUTH 03°59'06"WEST, 62.77 FEET; THENCE SOUTH 40°45'13"EAST, 75.19 FEET; THENCE SOUTH 57°44'36"EAST, 67.94 FEET; THENCE SOUTH 66°42'50"EAST, 79.78 FEET; THENCE SOUTH 77°32'07"EAST, 49.43 FEET; THENCE SOUTH 64°58'23"EAST, 42.56 FEET; THENCE SOUTH 20°08'02"WEST, 37.53 FEET; THENCE NORTH 63°24'22"EAST, 30.89 FEET; THENCE SOUTH 37°15'48"EAST, 70.13 FEET; THENCE SOUTH 38°37'54"EAST, 45.51 FEET; THENCE SOUTH 65°02'48"EAST, 68.85 FEET; THENCE SOUTH 64°57'05"EAST, 112.29 FEET; THENCE SOUTH 51°19'55"EAST, 78.16 FEET; THENCE SOUTH 40°27'41"EAST, 72.12 FEET; THENCE SOUTH 30°26'18"EAST, 77.22 FEET; THENCE SOUTH 01°38'14"EAST, 42.45 FEET; THENCE SOUTH 13°01'03"EAST, 41.44 FEET; THENCE SOUTH 77°02'04"EAST, 76.09 FEET; THENCE SOUTH 30°36'18"WEST, 117.85 FEET; THENCE SOUTH 44°30'43"WEST, 79.44 FEET; THENCE SOUTH 30°43'03"WEST, 67.24 FEET; THENCE SOUTH 29°40'27"WEST, 55.71 FEET; THENCE SOUTH 31°15'49"EAST, 33.82 FEET; THENCE NORTH 72°29'00"EAST, 53.21 FEET; THENCE NORTH 52°51'01"EAST, 82.99 FEET; THENCE NORTH 54°19'38"EAST, 85.73 FEET; THENCE NORTH 61°06'42"EAST, 89.10 FEET; THENCE NORTH 51°30'17"EAST, 93.53 FEET; THENCE NORTH 44°52'07"EAST, 102.69 FEET; THENCE NORTH 72°26'31"EAST, 35.95 FEET; THENCE NORTH 61°30'25"EAST, 48.78 FEET; THENCE NORTH 59°05'35"EAST, 69.84 FEET; THENCE NORTH 16°54'54"EAST, 61.52 FEET; THENCE NORTH 66°43'51"EAST, 89.42 FEET; THENCE SOUTH 59°41'27"EAST, 86.37 FEET; THENCE SOUTH 81°27'36"EAST, 65.29 FEET; THENCE SOUTH 66°11'07"EAST, 85.07 FEET; THENCE SOUTH 27°56'06"EAST, 86.59 FEET; THENCE SOUTH 32°52'25"EAST, 74.03 FEET; THENCE SOUTH 27°21'02"EAST, 85.45 FEET; THENCE SOUTH 29°56'35"EAST, 77.97 FEET; THENCE SOUTH 30°19'25"EAST, 121.0 FEET; THENCE SOUTH 23°03'28"EAST, 79.26 FEET; THENCE SOUTH 59°25'35"EAST, 42.10 FEET; THENCE NORTH 76°01'12"EAST, 47.02 FEET; THENCE NORTH 06°44'27"EAST, 41.34 FEET; THENCE NORTH 06°59'15"WEST, 65.03 FEET; THENCE NORTH 14°35'45"EAST, 59.06 FEET; THENCE NORTH 04°25'43"WEST, 82.08 FEET; THENCE NORTH 05°27'32"WEST, 96.32 FEET; THENCE NORTH 12°10'45"WEST, 93.59 FEET; THENCE NORTH 11°27'43"WEST, 63.08 FEET; THENCE NORTH 08°19'08"WEST, 69.94 FEET; THENCE NORTH 64°38'16"EAST, 44.70 FEET; THENCE SOUTH 70°36'46"EAST, 81.17 FEET; THENCE NORTH 87°51'25"EAST, 43.01 FEET; THENCE NORTH 54°41'18"EAST, 33.84 FEET; THENCE NORTH 16°08'14"EAST, 60.83 FEET; THENCE NORTH 09°31'01"WEST, 47.23 FEET; THENCE SOUTH 58°23'01"EAST, 97.67 FEET; THENCE SOUTH 28°39'46"EAST, 23.49 FEET; THENCE NORTH 03°43'24"WEST, 32.98 FEET; THENCE NORTH 10°56'30"WEST, 87.47 FEET; THENCE NORTH 11°23'01"EAST, 64.30 FEET; THENCE NORTH 69°07'11"EAST, 86.96 FEET, MORE OR LESS TO THE U.S. GOVERNMENT LAND OFFICE MEANDER LINE FOR SECTIONS 44, 45, 59 AND 61, SAID TOWNSHIP 5 SOUTH, RANGE 29 EAST, AS SURVEYED BY A. M. RANDOLPH AND R.W. NORRIS IN 1850; THENCE SOUTHERLY, ALONG SAID MEANDER LINE, THE FOLLOWING 4 COURSES, COURSE NO.1: SOUTH 29°11'07"EAST, 666.23 FEET, MORE OR LESS; COURSE NO.2: SOUTH 11°11'07"EAST, 924.0 FEET, MORE OR LESS; COURSE NO.3: SOUTH 82°48'53"WEST, 163.80 FEET, MORE OR LESS; COURSE NO.4: SOUTH 21°11'07"EAST, 741.73 FEET, MORE OR LESS TO THE NORTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 943, PAGE 1057; THENCE SOUTH 87°19'38"WEST, 1171.48 FEET, MORE OR LESS TO THE NORTHWESTERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 04°00'44"WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, 1252.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 943, PAGE 1057; THENCE NORTH 85°54'48"WEST, ALONG THE NORTHERLY LINE OF HILLDALE ACRES (AN UNRECORDED SUBDIVISION OF LOT 10, WHITE CASTLE FARMS; ALSO UNRECORDED) 1070.34 FEET TO THE NORTHWESTERLY CORNER OF SAID HILLDALE ACRES; THENCE SOUTH 04°01'54"WEST, ALONG THE WESTERLY LINES OF SAID HILLDALE ACRES AND SAID WHITE CASTLE FARMS, THE SAME BEING THE EASTERLY LINE OF SAID LANDS DESCRIBED AS PARCEL "2" IN OFFICIAL RECORDS BOOK 883, PAGE 0200, 1764.59 FEET TO THE NORTHERLY CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS IN BOOK 987, PAGE 1306; THENCE SOUTH 42°35'22"WEST, ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, 465.98 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS, THE SAME BEING THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AS PARCEL "2"; THENCE SOUTH 81°31'55"WEST, ALONG LAST SAID LINE, 2246.20 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 989.01 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING WETLAND PARCELS:

SEE PRIVETT & ASSOC. DNG C-99-001 FOR OVERALL SKETCH

SEE MAP BY DEGRIVE SURVEYORS, INC. TITLED ST. JOHNS RIVER WATER MANAGEMENT DISTRICT JURISDICTION LINES, DATED 6/22/98 AND REVISED 9/22/98 FOR MAP OF THE EXCEPTION WETLAND PARCELS TOGETHER WITH SAID LEGAL DESCRIPTIONS WHICH HAVE NOT BEEN CHECKED BY PRIVETT & ASSOC.



**PRIVETT & ASSOC.
OF FLORIDA, INC.**
SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658

PAUL B. PRIVETT, JR.
REGISTERED SURVEYOR NO. 2218 GA.
REGISTERED SURVEYOR & MAPPER NO. 2841 FL.
2008 E. JACK
REGISTERED SURVEYOR & MAPPER NO. 4774 FL.
CHRISTY K. LEE
REGISTERED SURVEYOR & MAPPER NO. 8418 FL.

Wetland Parcel "C"

A part of Section 60, Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "2" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeasterly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence Northwesterly along last said right-of-way line, the following 7 courses, Course No. 1: North 37 degrees 50 minutes 32 seconds West, 54.90 feet to a set concrete monument stamped "LB-4622"; Course No. 2: North 52 degrees 09 minutes 28 seconds East, 52.80 feet to a set concrete monument stamped "LB-4622"; Course No. 3: North 35 degrees 19 minutes 10 seconds West, 1067.29 feet to a found "SRD-R/W" concrete monument; Course No. 4: North 37 degrees 47 minutes 03 seconds West, 520.72 feet to a found "SRD-R/W" concrete monument; Course No. 5: North 38 degrees 30 minutes 42 seconds West, 1472.43 feet to a found "SRD-R/W" concrete monument; Course No. 6: South 62 degrees 29 minutes 49 seconds West, 84.47 feet to a found "SRD-R/W" concrete monument; Course No. 7: North 37 degrees 50 minutes 32 seconds West, 648.41 feet to a concrete monument stamped "LB-4622" set at the intersection of the said Northeasterly right-of-way line of U.S. Highway No. 1 with a line described as a boundary line agreement between Gran Central Corp. and Genesis Limited Partnership, as intended to be described in said Official Records in Book 878, Page 1190; thence along the line described in said boundary line agreement, the same being the Northwesterly right-of-way line of Shannon Road (a 60-foot right-of-way as mentioned in said boundary line agreement), the following 2 courses, Course No. 1: North 38 degrees 33 minutes 53 seconds East, 3140.74 feet to a found 0.5 foot diameter concrete monument stamped "Florida East Coast Railway Co., LB-169" at a point of curvature; Course No. 2: thence in a Northeasterly direction, along the arc of a curve, said curve being concave Southeasterly and having a radius of 730.0 feet, a chord bearing and distance of North 42 degrees 38 minutes 24 seconds East, 95.28 feet to a found 0.5 foot concrete monument stamped "Florida East Coast Railway Co., LB-169"; thence continue along said boundary line agreement, the following 3 courses, Course No. 1: North 33 degrees 37 minutes 31 seconds West, 309.97 feet to a found concrete monument with a 1" disk (having no surveyor identification); Course No. 2: North 14 degrees 22 minutes 53 seconds East, 4585.21 feet to a concrete monument set at the Southwesterly corner of Parcel "B", as intended to be described in said Official Records in Book 878, Page 1184; Course No. 3: South 89 degrees 57 minutes 27 seconds East along said boundary line agreement, 926.42 feet; thence South 00 degrees 02 minutes 33 seconds West, 93.59 feet; thence South 09 degrees 37 minutes 09 seconds East, 40.76 feet; thence South 73 degrees 59 minutes 08 seconds East, 21.91 feet; thence South 40 degrees 08 minutes 06 seconds East, 54.18 feet; thence South 62 degrees 21 minutes 48 seconds East, 40.81 feet; thence South 08 degrees 48 minutes 10 seconds East, 88.50 feet; thence North 32 degrees 16 minutes 25 seconds East, 32.90 feet; thence South 04 degrees 01 minute 16 seconds West, 44.11 feet; thence South 19 degrees 41 minutes 06 seconds West, 13.90 feet; thence South 22 degrees 13 minutes 15 seconds East, 76.42 feet; thence South 37 degrees 42 minutes 02 seconds West, 11.12 feet; thence South 08 degrees 22 minutes 38 seconds East, 61.06 feet; thence South 41 degrees 57 minutes 05 seconds West, 32.07 feet; thence South 89 degrees 11 minutes 44 seconds West, 117.33 feet; thence North 82 degrees 32 minutes 12 seconds West, 51.63 feet; thence North 18 degrees 47 minutes 22 seconds West, 59.40 feet; thence North 66 degrees 14 minutes 10 seconds East, 64.86 feet; thence North 44 degrees 02 minutes 30 seconds West, 38.14 feet; thence South 50 degrees 00 minutes 47 seconds West, 40.48 feet; thence North 72 degrees 23 minutes 56 seconds West, 45.83 feet; thence South 71 degrees 31 minutes 20 seconds West, 69.32 feet; thence South 09 degrees 23 minutes 49 seconds East, 19.02 feet; thence South 67 degrees 22 minutes 23 seconds West, 53.35 feet; thence South 65 degrees 32 minutes 09 seconds West, 40.33 feet; thence North 28 degrees 54 minutes 38 seconds East, 19.23 feet; thence North 76 degrees 05 minutes 02 seconds West, 43.80 feet; thence North 59 degrees 49 minutes 12 seconds West, 22.53 feet; thence North 30 degrees 45 minutes 04 seconds West, 84.24 feet; thence South 76 degrees 20 minutes 34 seconds West, 64.85 feet; thence North 24 degrees 47 minutes 01 second West, 80.15 feet; thence North 54 degrees 08 minutes 01 second East, 60.47 feet; thence North 24 degrees 49 minutes 15 seconds East, 39.40 feet; thence North 01 degree 21 minutes 29 seconds West, 51.26 feet; thence South 42 degrees 00 minutes 01 second West,

128.33 feet; thence North 61 degrees 45 minutes 11 seconds West, 82.23 feet; thence North 76 degrees 57 minutes 42 seconds West, 61.05 feet; thence North 03 degrees 40 minutes 41 seconds West, 17.97 feet; thence South 39 degrees 12 minutes 14 seconds West, 58.05 feet; thence North 52 degrees 04 minutes 24 seconds West, 71.49 feet; thence North 33 degrees 18 minutes 46 seconds West, 63.18 feet; thence North 85 degrees 56 minutes 01 second West, 65.39 feet; thence South 85 degrees 50 minutes 13 seconds West, 94.32 feet; thence North 22 degrees 22 minutes 05 seconds West, 38.05 feet; thence North 10 degrees 28 minutes 36 seconds West, 54.36 feet; thence North 22 degrees 30 minutes 33 seconds West, 56.57 feet to the POINT OF BEGINNING.

Containing 6.82 acres, more or less.

Wetland Parcel "E"

A part of Sections 44, 54, 55, 56 and 60, Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "2" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeasterly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence Northwesterly along last said right-of-way line, the following 7 courses, Course No. 1: North 37 degrees 50 minutes 32 seconds West, 54.90 feet to a set concrete monument stamped "LB-4622"; Course No. 2: North 52 degrees 09 minutes 28 seconds East, 52.80 feet to a set concrete monument stamped "LB-4622"; Course No. 3: North 35 degrees 19 minutes 10 seconds West, 1067.29 feet to a found "SRD-R/W" concrete monument; Course No. 4: North 37 degrees 47 minutes 03 seconds West, 520.72 feet to a found "SRD-R/W" concrete monument; Course No. 5: North 38 degrees 30 minutes 42 seconds West, 1472.43 feet to a found "SRD-R/W" concrete monument; Course No. 6: South 62 degrees 29 minutes 49 seconds West, 84.47 feet to a found "SRD-R/W" concrete monument; Course No. 7: North 37 degrees 50 minutes 32 seconds West, 648.41 feet to a concrete monument stamped "LB-4622" set at the intersection of the said Northeasterly right-of-way line of U.S. Highway No. 1 with a line described as a boundary line agreement between Gran Central Corp. and Genesis Limited Partnership, as intended to be described in said Official Records in Book 878, Page 1190; thence along the line described in said boundary line agreement, the same being the Northwesterly right-of-way line of Shannon Road (a 60-foot right-of-way as mentioned in said boundary line agreement), the following 2 courses, Course No. 1: North 38 degrees 53 minutes 53 seconds East, 3140.74 feet to a found 0.5 foot diameter concrete monument stamped "Florida East Coast Railway Co., LB-169" at a point of curvature; Course No. 2: thence in a Northeasterly direction, along the arc of a curve, said curve being concave Southeasterly and having a radius of 730.0 feet, a chord bearing and distance of North 42 degrees 38 minutes 24 seconds East, 95.28 feet to a found 0.5 foot concrete monument stamped "Florida East Coast Railway Co., LB-169"; thence continue along said boundary line agreement, the following 3 courses, Course No. 1: North 33 degrees 37 minutes 31 seconds West, 309.97 feet to a found concrete monument with a 1" disk (having no surveyor identification); Course No. 2: North 14 degrees 22 minutes 53 seconds East, 4585.21 feet to a concrete monument set at the Southwesterly corner of Parcel "B", as intended to be described in said Official Records in Book 878, Page 1184; Course No. 3: South 89 degrees 57 minutes 27 seconds East, 864.06 feet; thence South 22 degrees 30 minutes 33 seconds East, 56.57 feet; thence South 10 degrees 28 minutes 36 seconds East, 54.36 feet; thence South 22 degrees 22 minutes 05 seconds East, 38.05 feet; thence South 20 degrees 58 minutes 18 seconds East, 29.41 feet to the POINT OF BEGINNING; thence North 80 degrees 38 minutes 43 seconds East, 25.12 feet; thence North 81 degrees 36 minutes 06 seconds East, 28.06 feet; thence North 74 degrees 45 minutes 21 seconds East, 61.76 feet; thence South 49 degrees 33 minutes 37 seconds East, 27.36 feet; thence South 42 degrees 05 minutes 28 seconds East, 46.00 feet; thence South 53 degrees 02 minutes 28 seconds East, 5.02 feet; thence South 26 degrees 29 minutes 33 seconds West, 47.70 feet; thence South 29 degrees 31 minutes 30 seconds West, 25.60 feet; thence South 29 degrees 49 minutes 19 seconds East, 52.39 feet; thence South 03 degrees 53 minutes 32 seconds East, 40.27 feet; thence South 45 degrees 16 minutes 21 seconds East, 50.09 feet; thence South 02 degrees 47 minutes 06 seconds West, 61.98 feet; thence South 27 degrees 15 minutes 24 seconds East, 57.57 feet; thence South 42 degrees 05 minutes 22 seconds East, 24.56 feet; thence South 37 degrees 18 minutes 21 seconds East, 70.27 feet; thence South 07 degrees 40 minutes 14 seconds East, 35.85 feet; thence South 17 degrees 13 minutes 58 seconds East, 34.88 feet; thence South 07 degrees 14 minutes 21 seconds West, 66.57 feet; thence South 26 degrees 15 minutes 20 seconds East, 36.86 feet; thence South 26 degrees 30 minutes 32 seconds East, 82.54 feet; thence South 01 degree 33 minutes 11 seconds West, 30.06 feet; thence South 31 degrees 52 minutes 07 seconds East, 31.84 feet; thence South 64 degrees 38 minutes 44 seconds East, 21.08 feet; thence South 34 degrees 06 minutes 26 seconds East, 47.80 feet; thence South 02 degrees 42 minutes 40 seconds West, 27.84 feet; thence South 00 degrees 52 minutes 00 seconds West, 45.66 feet; thence South, 28 degrees 37 minutes 02 seconds East, 63.11 feet; thence South 07 degrees 10 minutes 57 seconds West, 54.25 feet; thence South 70 degrees 11 minutes 00 seconds East, 35.62 feet; thence South 19 degrees 52 minutes 41 seconds West, 46.79 feet; thence South 21 degrees 30 minutes 26 seconds East, 43.12 feet; thence South 14 degrees 08 minutes 34 seconds East, 17.44 feet; thence South 19 degrees 40 minutes 43 seconds West, 37.09 feet; thence South 29 degrees 11 minutes 01 second East, 40.90 feet; thence South 06

degrees 22 minutes 59 seconds East, 65.63 feet; thence South 28 degrees 08 minutes 52 seconds West, 26.96 feet; thence South 16 degrees 46 minutes 04 seconds East, 53.77 feet; thence South 27 degrees 11 minutes 46 seconds East, 32.61 feet; thence South 57 degrees 42 minutes 04 seconds East, 50.14 feet; thence South 51 degrees 40 minutes 52 seconds East, 34.28 feet; thence South 35 degrees 26 minutes 20 seconds East, 17.89 feet; thence North 72 degrees 48 minutes 17 seconds East, 61.75 feet; thence South 79 degrees 03 minutes 23 seconds East, 49.73 feet; thence South 89 degrees 26 minutes 03 seconds East, 46.38 feet; thence South 34 degrees 09 minutes 38 seconds East, 71.62 feet; thence North 74 degrees 46 minutes 08 seconds East, 29.29 feet; thence South 13 degrees 45 minutes 11 seconds East, 71.94 feet; thence South 54 degrees 14 minutes 11 seconds East, 47.87 feet; thence South 59 degrees 47 minutes 53 seconds East, 40.06 feet; thence North 58 degrees 53 minutes 36 seconds East, 39.43 feet; thence South 15 degrees 10 minutes 41 seconds East, 104.70 feet; thence South 49 degrees 41 minutes 37 seconds East, 46.50 feet; thence South 56 degrees 06 minutes 30 seconds East, 45.87 feet; thence South 44 degrees 32 minutes 18 seconds East, 49.77 feet; thence South 44 degrees 13 minutes 09 seconds East, 70.90 feet; thence South 38 degrees 20 minutes 26 seconds East, 120.04 feet; thence South 22 degrees 51 minutes 50 seconds East, 21.53 feet; thence North 83 degrees 50 minutes 51 seconds East, 45.87 feet; thence South 85 degrees 43 minutes 16 seconds East, 46.25 feet; thence North 56 degrees 21 minutes 36 seconds East, 34.36 feet; thence North 08 degrees 23 minutes 17 seconds West, 81.96 feet; thence North 01 degree 42 minutes 44 seconds West, 83.16 feet; thence North 12 degrees 45 minutes 11 seconds East, 16.32 feet; thence North 13 degrees 47 minutes 28 seconds West, 94.51 feet; thence North 17 degrees 57 minutes 04 seconds West, 21.85 feet; thence North 17 degrees 45 minutes 18 seconds West, 87.84 feet; thence North 75 degrees 32 minutes 05 seconds East, 19.56 feet; thence North 30 degrees 58 minutes 58 seconds West, 42.99 feet; thence North 19 degrees 02 minutes 10 seconds West, 69.85 feet; thence North 04 degrees 18 minutes 37 seconds West, 27.28 feet; thence North 16 degrees 13 minutes 50 seconds West, 48.57 feet; thence North 49 degrees 02 minutes 48 seconds West, 65.22 feet; thence North 69 degrees 16 minutes 24 seconds East, 34.54 feet; thence North 04 degrees 21 minutes 43 seconds East, 56.01 feet; thence North 30 degrees 03 minutes 12 seconds West, 38.83 feet; thence North 33 degrees 21 minutes 54 seconds West, 67.27 feet; thence North 17 degrees 37 minutes 43 seconds West, 29.19 feet; thence North 22 degrees 50 minutes 00 seconds West, 42.52 feet; thence North 25 degrees 40 minutes 47 seconds West, 76.67 feet; thence North 41 degrees 24 minutes 24 seconds West, 29.78 feet; thence North 23 degrees 52 minutes 23 seconds West, 59.21 feet; thence North 34 degrees 55 minutes 15 seconds West, 9.97 feet; thence North 22 degrees 28 minutes 22 seconds West, 102.65 feet; thence North 17 degrees 52 minutes 21 seconds West, 45.46 feet; thence North 29 degrees 18 minutes 34 seconds West, 23.56 feet; thence North 33 degrees 13 minutes 30 seconds West, 17.29 feet; thence North 20 degrees 06 minutes 47 seconds West, 37.25 feet; thence North 20 degrees 43 minutes 37 seconds West, 79.16 feet; thence North 28 degrees 48 minutes 27 seconds West, 44.00 feet; thence North 10 degrees 19 minutes 17 seconds West, 36.95 feet; thence North 02 degrees 21 minutes 40 seconds East, 36.96 feet; thence North 28 degrees 08 minutes 37 seconds West, 36.62 feet; thence North 02 degrees 55 minutes 56 seconds West, 62.72 feet; thence North 33 degrees 02 minutes 51 seconds West, 33.41 feet; thence North 40 degrees 07 minutes 29 seconds West, 58.38 feet; thence North 38 degrees 45 minutes 40 seconds East, 39.20 feet; thence North 86 degrees 49 minutes 11 seconds East, 137.16 feet; thence South 37 degrees 35 minutes 09 seconds West, 34.56 feet; thence South 01 degree 21 minutes 43 seconds West, 44.39 feet; thence South 01 degree 00 minutes 53 seconds East, 47.32 feet; thence South 02 degrees 54 minutes 55 seconds East, 30.52 feet; thence South 25 degrees 05 minutes 32 seconds East, 53.05 feet; thence South 18 degrees 40 minutes 43 seconds East, 62.24 feet; thence South 32 degrees 01 minute 50 seconds East, 41.85 feet; thence South 13 degrees 07 minutes 58 seconds East, 46.78 feet; thence South 28 degrees 42 minutes 08 seconds East, 37.45 feet; thence South 00 degrees 39 minutes 20 seconds East, 23.12 feet; thence South 33 degrees 54 minutes 59 seconds East, 69.16 feet; thence South 03 degrees 23 minutes 10 seconds East, 28.53 feet; thence South 00 degrees 18 minutes 45 seconds West, 12.98 feet; thence South 48 degrees 11 minutes 05 seconds East, 24.68 feet; thence South 09 degrees 49 minutes 49 seconds East, 32.31 feet; thence South 23 degrees 04 minutes 16 seconds East, 62.59 feet; thence South 02 degrees 14 minutes 26 seconds West, 46.24 feet; thence South 63 degrees 08 minutes 26 seconds East, 44.38 feet; thence South 30 degrees 26 minutes 07 seconds East, 39.20 feet; thence North 14 degrees 50 minutes 13 seconds East, 14.33 feet; thence South 17 degrees 58 minutes 53 seconds East, 96.60 feet; thence South 28 degrees 31 minutes 43 seconds East, 76.52 feet; thence South 20 degrees 33 minutes 46 seconds East, 83.28 feet; thence South 42 degrees 32 minutes 10 seconds East, 29.90 feet; thence South 06 degrees 30 minutes 38 seconds West, 46.24 feet; thence South 05 degrees 21 minutes 22 seconds West, 39.54 feet; thence South 06 degrees 14 minutes 26 seconds East, 69.13 feet; thence South 15 degrees 39

minutes 57 seconds East, 57.00 feet; thence South 17 degrees 37 minutes 52 seconds East, 14.38 feet; thence South 22 degrees 45 minutes 42 seconds East, 26.99 feet; thence North 74 degrees 38 minutes 22 seconds East, 20.32 feet; thence South 01 degree 17 minutes 15 seconds East, 53.97 feet; thence South 11 degrees 10 minutes 22 seconds East, 32.41 feet; thence South 23 degrees 22 minutes 55 seconds East, 63.04 feet; thence South 09 degrees 14 minutes 00 seconds East, 69.81 feet; thence South 09 degrees 29 minutes 57 seconds East, 65.06 feet; thence South 73 degrees 46 minutes 52 seconds West, 36.70 feet; thence South 15 degrees 56 minutes 53 seconds East, 57.11 feet; thence South 32 degrees 14 minutes 22 seconds West, 45.74 feet; thence South 04 degrees 01 minute 32 seconds West, 53.24 feet; thence South 13 degrees 48 minutes 45 seconds East, 59.85 feet; thence South 28 degrees 30 minutes 14 seconds East, 113.28 feet; thence South 34 degrees 00 minutes 45 seconds East, 36.30 feet; thence South 43 degrees 00 minutes 33 seconds East, 60.90 feet; thence South 16 degrees 54 minutes 38 seconds East, 117.25 feet; thence South 75 degrees 30 minutes 14 seconds East, 23.22 feet; thence South 33 degrees 52 minutes 54 seconds East, 50.20 feet; thence South 20 degrees 43 minutes 29 seconds East, 35.55 feet; thence South 53 degrees 20 minutes 22 seconds East, 108.16 feet; thence South 07 degrees 40 minutes 34 seconds West, 52.26 feet; thence South 70 degrees 33 minutes 36 seconds East, 69.78 feet; thence South 11 degrees 33 minutes 09 seconds West, 44.36 feet; thence South 02 degrees 42 minutes 42 seconds East, 57.45 feet; thence South 34 degrees 33 minutes 34 seconds East, 39.91 feet; thence South 11 degrees 36 minutes 01 second East, 125.82 feet; thence North 67 degrees 44 minutes 27 seconds East, 26.87 feet; thence South 53 degrees 06 minutes 50 seconds East, 95.87 feet; thence South 21 degrees 23 minutes 33 seconds West, 83.80 feet; thence South 11 degrees 15 minutes 09 seconds West, 63.07 feet; thence South 15 degrees 51 minutes 53 seconds West, 15.19 feet; thence South 34 degrees 55 minutes 48 seconds East, 43.97 feet; thence South 23 degrees 35 minutes 36 seconds East, 35.68 feet; thence South 55 degrees 40 minutes 00 seconds East, 98.79 feet; thence South 27 degrees 46 minutes 39 seconds East, 45.00 feet; thence South 82 degrees 15 minutes 44 seconds West, 51.39 feet; thence South 18 degrees 04 minutes 20 seconds East, 30.91 feet; thence South 46 degrees 00 minutes 00 seconds East, 63.14 feet; thence South 16 degrees 31 minutes 41 seconds West, 50.52 feet; thence South 26 degrees 21 minutes 06 seconds West, 80.65 feet; thence South 31 degrees 43 minutes 36 seconds East, 31.55 feet; thence South 08 degrees 00 minutes 00 seconds West, 28.00 feet; thence South 18 degrees 14 minutes 49 seconds East, 54.61 feet; thence South 07 degrees 46 minutes 15 seconds East, 36.12 feet; thence South 19 degrees 55 minutes 56 seconds East, 51.53 feet; thence South 08 degrees 08 minutes 50 seconds East, 35.94 feet; thence South 23 degrees 13 minutes 16 seconds East, 62.42 feet; thence South 00 degrees 50 minutes 16 seconds East, 58.81 feet; thence South 20 degrees 50 minutes 28 seconds East, 27.99 feet; thence South 64 degrees 32 minutes 49 seconds East, 36.58 feet; thence South 08 degrees 49 minutes 40 seconds East, 38.64 feet; thence South 17 degrees 52 minutes 32 seconds East, 53.06 feet; thence South 46 degrees 01 minute 40 seconds East, 42.11 feet; thence South 62 degrees 33 minutes 07 seconds West, 119.46 feet; thence North 29 degrees 56 minutes 04 seconds West, 15.42 feet; thence North 34 degrees 24 minutes 57 seconds West, 48.33 feet; thence North 40 degrees 14 minutes 43 seconds West, 61.68 feet; thence North 35 degrees 04 minutes 20 seconds West, 35.44 feet; thence North 05 degrees 04 minutes 43 seconds West, 38.17 feet; thence North 02 degrees 32 minutes 52 seconds East, 57.38 feet; thence North 28 degrees 23 minutes 00 seconds East, 33.74 feet; thence North 22 degrees 01 minute 11 seconds West, 25.54 feet; thence South 61 degrees 08 minutes 58 seconds West, 7.20 feet; thence South 37 degrees 28 minutes 47 seconds East, 15.36 feet; thence South 20 degrees 54 minutes 32 seconds West, 36.08 feet; thence South 06 degrees 03 minutes 21 seconds West, 54.52 feet; thence South 14 degrees 52 minutes 11 seconds East, 36.51 feet; thence South 40 degrees 28 minutes 52 seconds East, 44.29 feet; thence South 37 degrees 51 minutes 58 seconds East, 54.23 feet; thence South 20 degrees 44 minutes 14 seconds East, 42.88 feet; thence South 35 degrees 22 minutes 57 seconds East, 16.00 feet; thence North 82 degrees 15 minutes 45 seconds West, 12.12 feet; thence North 57 degrees 27 minutes 32 seconds West, 43.05 feet; thence North 24 degrees 40 minutes 06 seconds West, 31.02 feet; thence North 48 degrees 35 minutes 48 seconds West, 18.53 feet; thence North 20 degrees 45 minutes 08 seconds West, 49.61 feet; thence North 56 degrees 37 minutes 41 seconds East, 9.31 feet; thence North 35 degrees 13 minutes 48 seconds West, 81.84 feet; thence North 43 degrees 39 minutes 36 seconds West, 23.93 feet; thence North 32 degrees 15 minutes 02 seconds West, 48.22 feet; thence North 65 degrees 07 minutes 02 seconds West, 20.39 feet; thence North 68 degrees 16 minutes 52 seconds West, 36.55 feet; thence North 73 degrees 05 minutes 20 seconds West, 35.35 feet; thence South 49 degrees 33 minutes 50 seconds West, 53.68 feet; thence North 79 degrees 41 minutes 04 seconds West, 17.12 feet; thence South 77 degrees 44 minutes 37 seconds West, 39.32 feet; thence South 37 degrees 46 minutes 39 seconds West, 35.83 feet; thence North 83 degrees 12 minutes 05 seconds West, 38.59 feet; thence South 22 degrees 51 minutes 39

seconds West, 34.48 feet; thence North 41 degrees 05 minutes 23 seconds East, 50.99 feet; thence South 49 degrees 22 minutes 48 seconds East, 67.83 feet; thence South 50 degrees 17 minutes 38 seconds West, 67.77 feet; thence South 01 degree 30 minutes 49 seconds East, 42.19 feet; thence South 14 degrees 16 minutes 56 seconds East, 52.35 feet; thence South 03 degrees 20 minutes 20 seconds East, 42.83 feet; thence South 10 degrees 43 minutes 49 seconds East, 33.33 feet; thence South 10 degrees 04 minutes 57 seconds West, 30.26 feet; thence South 82 degrees 41 minutes 10 seconds West, 82.55 feet; thence North 34 degrees 47 minutes 00 seconds West, 35.38 feet; thence North 38 degrees 56 minutes 52 seconds East, 29.26 feet; thence North 05 degrees 34 minutes 21 seconds East, 28.91 feet; thence North 05 degrees 23 minutes 52 seconds East, 43.88 feet; thence North 01 degree 30 minutes 18 seconds West, 44.28 feet; thence North 22 degrees 39 minutes 52 seconds East, 40.52 feet; thence North 04 degrees 58 minutes 56 seconds West, 41.19 feet; thence North 24 degrees 43 minutes 48 seconds West, 52.77 feet; thence North 53 degrees 40 minutes 28 seconds West, 39.84 feet; thence North 41 degrees 52 minutes 39 seconds West, 13.52 feet; thence South 67 degrees 34 minutes 57 seconds West, 37.32 feet; thence North 63 degrees 28 minutes 00 seconds West, 32.90 feet; thence South 46 degrees 51 minutes 53 seconds West, 32.66 feet; thence South 66 degrees 54 minutes 17 seconds West, 43.65 feet; thence South 39 degrees 48 minutes 44 seconds West, 31.64 feet; thence North 82 degrees 55 minutes 51 seconds West, 37.74 feet; thence North 09 degrees 54 minutes 41 seconds West, 21.96 feet; thence North 35 degrees 58 minutes 41 seconds East, 39.84 feet; thence North 64 degrees 30 minutes 52 seconds East, 53.99 feet; thence South 76 degrees 25 minutes 49 seconds East, 22.70 feet; thence North 41 degrees 58 minutes 42 seconds East, 44.94 feet; thence North 54 degrees 57 minutes 42 seconds East, 25.73 feet; thence North 80 degrees 54 minutes 18 seconds East, 30.85 feet; thence North 66 degrees 56 minutes 26 seconds East, 27.50 feet; thence North 19 degrees 42 minutes 36 seconds East, 44.41 feet; thence North 19 degrees 32 minutes 06 seconds East, 68.35 feet; thence North 26 degrees 34 minutes 02 seconds West, 24.96 feet; thence North 74 degrees 12 minutes 43 seconds West, 51.13 feet; thence North 42 degrees 39 minutes 04 seconds West, 44.48 feet; thence South 83 degrees 35 minutes 12 seconds West, 55.67 feet; thence North 47 degrees 29 minutes 41 seconds West, 107.05 feet; thence North 50 degrees 39 minutes 12 seconds West, 50.18 feet; thence North 14 degrees 07 minutes 02 seconds East, 39.59 feet; thence North 32 degrees 17 minutes 52 seconds West, 41.76 feet; thence North 64 degrees 57 minutes 48 seconds West, 65.00 feet; thence North 20 degrees 25 minutes 31 seconds East, 40.00 feet; thence North 27 degrees 31 minutes 09 seconds West, 34.58 feet; thence North 74 degrees 07 minutes 40 seconds West, 18.87 feet; thence North 24 degrees 36 minutes 32 seconds West, 67.92 feet; thence North 85 degrees 24 minutes 07 seconds West, 33.91 feet; thence North 72 degrees 08 minutes 00 seconds West, 24.75 feet; thence North 41 degrees 12 minutes 57 seconds West, 37.81 feet; thence North 61 degrees 02 minutes 56 seconds East, 50.76 feet; thence North 65 degrees 29 minutes 04 seconds West, 94.04 feet; thence North 73 degrees 07 minutes 37 seconds West, 22.82 feet; thence South 57 degrees 35 minutes 45 seconds West, 40.49 feet; thence South 84 degrees 41 minutes 09 seconds West, 36.60 feet; thence South 78 degrees 44 minutes 39 seconds West, 38.10 feet; thence North 87 degrees 42 minutes 25 seconds West, 37.55 feet; thence South 71 degrees 32 minutes 57 seconds West, 52.63 feet; thence South 84 degrees 16 minutes 56 seconds West, 35.01 feet; thence South 32 degrees 18 minutes 11 seconds West, 27.49 feet; thence South 69 degrees 19 minutes 17 seconds West, 29.48 feet; thence South 71 degrees 48 minutes 28 seconds West, 56.69 feet; thence South 63 degrees 42 minutes 24 seconds West, 28.45 feet; thence South 52 degrees 19 minutes 22 seconds West, 26.17 feet; thence South 74 degrees 37 minutes 24 seconds West, 20.73 feet; thence North 85 degrees 28 minutes 15 seconds West, 28.82 feet; thence South 69 degrees 44 minutes 28 seconds West, 42.12 feet; thence South 68 degrees 32 minutes 43 seconds West, 61.56 feet; thence South 09 degrees 16 minutes 16 seconds East, 22.56 feet; thence South 39 degrees 24 minutes 08 seconds West, 31.96 feet; thence South 29 degrees 38 minutes 44 seconds West, 66.45 feet; thence South 20 degrees 15 minutes 50 seconds East, 41.89 feet; thence South 10 degrees 31 minutes 56 seconds West, 41.33 feet; thence South 20 degrees 32 minutes 48 seconds East, 18.81 feet; thence South 07 degrees 50 minutes 16 seconds East, 37.70 feet; thence South 18 degrees 03 minutes 22 seconds East, 43.95 feet; thence South 17 degrees 42 minutes 06 seconds East, 37.21 feet; thence South 22 degrees 38 minutes 17 seconds East, 16.58 feet; thence South 56 degrees 22 minutes 49 seconds East, 23.72 feet; thence South 16 degrees 01 minute 48 seconds West, 36.36 feet; thence South 06 degrees 39 minutes 17 seconds East, 37.56 feet; thence South 24 degrees 57 minutes 28 seconds East, 43.58 feet; thence South 07 degrees 17 minutes 49 seconds East, 30.67 feet; thence South 04 degrees 56 minutes 38 seconds West, 32.80 feet; thence South 31 degrees 58 minutes 57 seconds East, 23.94 feet; thence South 10 degrees 32 minutes 12 seconds East, 34.69 feet; thence South 18 degrees 52 minutes 09 seconds East, 44.58 feet; thence South 24 degrees 53 minutes 28 seconds East, 35.44 feet; thence South 69 degrees 45

minutes 48 seconds West, 72.17 feet; thence North 13 degrees 06 minutes 55 seconds East, 56.60 feet; thence North 29 degrees 00 minutes 04 seconds West, 65.41 feet; thence North 09 degrees 25 minutes 16 seconds West, 62.30 feet; thence North 12 degrees 25 minutes 23 seconds West, 72.27 feet; thence North 03 degrees 08 minutes 16 seconds West, 44.10 feet; thence North 06 degrees 48 minutes 12 seconds West, 71.37 feet; thence North 27 degrees 20 minutes 24 seconds West, 55.10 feet; thence North 37 degrees 54 minutes 51 seconds West, 117.47 feet; thence North 39 degrees 23 minutes 26 seconds East, 27.44 feet; thence North 01 degree 35 minutes 37 seconds East, 51.42 feet; thence North 02 degrees 39 minutes 28 seconds East, 51.57 feet; thence North 56 degrees 00 minutes 06 seconds East, 44.48 feet; thence North 22 degrees 27 minutes 35 seconds East, 37.54 feet; thence North 68 degrees 50 minutes 22 seconds East, 234.10 feet; thence North 56 degrees 59 minutes 09 seconds East, 48.52 feet; thence South 65 degrees 57 minutes 35 seconds East, 38.92 feet; thence North 03 degrees 35 minutes 14 seconds West, 26.61 feet; thence North 23 degrees 14 minutes 56 seconds West, 30.79 feet; thence North 62 degrees 13 minutes 57 seconds East, 49.67 feet; thence North 44 degrees 26 minutes 23 seconds East, 59.02 feet; thence North 63 degrees 10 minutes 19 seconds East, 45.00 feet; thence North 75 degrees 25 minutes 04 seconds East, 130.91 feet; thence South 58 degrees 05 minutes 38 seconds East, 75.08 feet; thence North 72 degrees 56 minutes 19 seconds East, 150.02 feet; thence South 06 degrees 31 minutes 33 seconds East, 39.27 feet; thence South 68 degrees 09 minutes 06 seconds East, 53.72 feet; thence South 00 degrees 07 minutes 35 seconds East, 39.96 feet; thence South 19 degrees 21 minutes 46 seconds East, 48.26 feet; thence South 26 degrees 33 minutes 49 seconds East, 54.13 feet; thence South 65 degrees 44 minutes 52 seconds East, 47.38 feet; thence South 32 degrees 37 minutes 55 seconds East, 20.59 feet; thence South 32 degrees 51 minutes 10 seconds East, 49.02 feet; thence South 26 degrees 46 minutes 04 seconds East, 48.17 feet; thence South 10 degrees 44 minutes 00 seconds East, 39.94 feet; thence South 31 degrees 00 minutes 54 seconds East, 32.52 feet; thence South 89 degrees 24 minutes 48 seconds East, 35.59 feet; thence South 38 degrees 06 minutes 34 seconds East, 131.02 feet; thence South 67 degrees 44 minutes 02 seconds East, 117.78 feet; thence South 62 degrees 18 minutes 19 seconds East, 98.95 feet; thence North 73 degrees 57 minutes 18 seconds East, 57.41 feet; thence North 61 degrees 06 minutes 26 seconds East, 58.95 feet; thence North 58 degrees 58 minutes 07 seconds East, 68.77 feet; thence North 01 degree 49 minutes 00 seconds East, 45.29 feet; thence North 19 degrees 46 minutes 00 seconds East, 78.59 feet; thence North 05 degrees 32 minutes 31 seconds West, 58.00 feet; thence North 07 degrees 09 minutes 08 seconds West, 78.91 feet; thence North 05 degrees 05 minutes 01 seconds West, 85.35 feet; thence North 19 degrees 36 minutes 13 seconds West, 55.00 feet; thence North 17 degrees 34 minutes 00 seconds West, 45.25 feet; thence North 18 degrees 24 minutes 22 seconds West, 144.46 feet; thence North 39 degrees 51 minutes 51 seconds West, 80.76 feet; thence North 44 degrees 59 minutes 15 seconds West, 92.95 feet; thence North 61 degrees 16 minutes 05 seconds East, 34.39 feet; thence North 49 degrees 36 minutes 31 seconds East, 52.45 feet; thence North 39 degrees 38 minutes 20 seconds West, 72.10 feet; thence North 04 degrees 35 minutes 37 seconds West, 90.90 feet; thence North 81 degrees 28 minutes 45 seconds West, 57.97 feet; thence North 16 degrees 25 minutes 12 seconds East, 30.19 feet; thence North 20 degrees 45 minutes 53 seconds West, 140.00 feet; thence South 45 degrees 53 minutes 28 seconds West, 26.74 feet; thence North 39 degrees 13 minutes 47 seconds West, 52.14 feet; thence North 09 degrees 30 minutes 43 seconds West, 49.54 feet; thence North 21 degrees 19 minutes 11 seconds West, 16.69 feet; thence North 40 degrees 23 minutes 56 seconds West, 99.31 feet; thence North 48 degrees 32 minutes 36 seconds West, 47.89 feet; thence North 29 degrees 53 minutes 10 seconds West, 62.15 feet; thence North 51 degrees 19 minutes 37 seconds West, 54.96 feet; thence North 70 degrees 56 minutes 52 seconds West, 67.48 feet; thence North 49 degrees 23 minutes 17 seconds West, 77.90 feet; thence North 59 degrees 48 minutes 24 seconds West, 65.77 feet; thence North 83 degrees 36 minutes 33 seconds West, 37.75 feet; thence South 45 degrees 02 minutes 09 seconds West, 86.42 feet; thence South 24 degrees 28 minutes 04 seconds East, 17.24 feet; thence South 64 degrees 28 minutes 17 seconds West, 68.47 feet; thence South 63 degrees 22 minutes 54 seconds West, 47.71 feet; thence South 81 degrees 18 minutes 25 seconds West, 57.34 feet; thence South 40 degrees 02 minutes 22 seconds West, 51.68 feet; thence South 27 degrees 00 minutes 29 seconds West, 35.45 feet; thence South 49 degrees 38 minutes 26 seconds West, 38.51 feet; thence North 82 degrees 52 minutes 57 seconds West, 36.34 feet; thence South 79 degrees 53 minutes 45 seconds West, 37.02 feet; thence North 33 degrees 40 minutes 08 seconds West, 42.63 feet; thence North 64 degrees 08 minutes 41 seconds West, 29.23 feet; thence North 66 degrees 39 minutes 46 seconds West, 24.11 feet; thence South 49 degrees 59 minutes 19 seconds East, 5.80 feet; thence South 67 degrees 55 minutes 16 seconds West, 79.56 feet; thence North 71 degrees 01 minute 31 seconds West, 83.99 feet; thence North 30 degrees 09 minutes 11 seconds West, 60.96 feet; thence South 87 degrees 37 minutes 47 seconds East, 33.69 feet; thence North 69

degrees 30 minutes 23 seconds East, 60.26 feet; thence North 54 degrees 19 minutes 51 seconds East, 69.36 feet; thence North 89 degrees 53 minutes 01 second East, 91.34 feet; thence North 79 degrees 31 minutes 26 seconds East, 59.11 feet; thence North 66 degrees 35 minutes 59 seconds East, 56.39 feet; thence North 81 degrees 53 minutes 44 seconds East, 27.73 feet; thence North 77 degrees 04 minutes 26 seconds East, 40.67 feet; thence North 24 degrees 29 minutes 46 seconds East, 42.44 feet; thence North 55 degrees 10 minutes 03 seconds East, 66.48 feet; thence North 57 degrees 53 minutes 44 seconds East, 25.32 feet; thence North 19 degrees 14 minutes 03 seconds East, 27.75 feet; thence North 05 degrees 38 minutes 14 seconds West, 60.27 feet; thence North 07 degrees 51 minutes 39 seconds East, 56.90 feet; thence North 26 degrees 33 minutes 44 seconds East, 53.24 feet; thence North 34 degrees 37 minutes 22 seconds West, 85.14 feet; thence North 22 degrees 26 minutes 12 seconds West, 36.02 feet; thence North 01 degree 12 minutes 11 seconds East, 54.30 feet; thence North 60 degrees 21 minutes 39 seconds West, 59.15 feet; thence North 67 degrees 03 minutes 26 seconds West, 57.88 feet; thence North 39 degrees 46 minutes 12 seconds West, 46.12 feet; thence North 84 degrees 24 minutes 05 seconds West, 62.37 feet; thence South 63 degrees 15 minutes 27 seconds West, 49.09 feet; thence South 69 degrees 01 minute 40 seconds West, 57.26 feet; thence South 67 degrees 12 minutes 45 seconds West, 52.57 feet; thence South 19 degrees 34 minutes 38 seconds East, 53.19 feet; thence South 58 degrees 03 minutes 45 seconds East, 18.66 feet; thence South 66 degrees 34 minutes 09 seconds East, 46.72 feet; thence South 30 degrees 54 minutes 28 seconds West, 36.69 feet; thence South 12 degrees 46 minutes 31 seconds West, 76.58 feet; thence North 54 degrees 58 minutes 01 second West, 63.47 feet; thence North 43 degrees 23 minutes 44 seconds West, 37.25 feet; thence South 76 degrees 44 minutes 01 second West, 38.64 feet; thence North 82 degrees 01 minute 22 seconds West, 48.08 feet; thence North 23 degrees 37 minutes 48 seconds West, 37.43 feet; thence North 02 degrees 09 minutes 30 seconds West, 51.33 feet; thence North 06 degrees 15 minutes 21 seconds East, 50.11 feet; thence North 62 degrees 48 minutes 59 seconds East, 33.47 feet; thence North 05 degrees 58 minutes 53 seconds West, 37.78 feet; thence North 76 degrees 05 minutes 59 seconds East, 47.48 feet; thence North 21 degrees 00 minutes 47 seconds West, 50.75 feet; thence North 24 degrees 00 minutes 25 seconds West, 43.23 feet; thence North 59 degrees 12 minutes 52 seconds West, 59.91 feet; thence North 25 degrees 02 minutes 30 seconds West, 42.31 feet; thence North 40 degrees 29 minutes 05 seconds West, 54.91 feet; thence North 39 degrees 17 minutes 26 seconds West, 50.08 feet; thence North 06 degrees 25 minutes 23 seconds East, 48.53 feet; thence North 27 degrees 50 minutes 54 seconds East, 37.52 feet; thence North 70 degrees 03 minutes 40 seconds East, 36.67 feet; thence North 23 degrees 36 minutes 11 seconds West, 33.86 feet; thence North 15 degrees 40 minutes 51 seconds West, 65.03 feet; thence North 17 degrees 21 minutes 26 seconds East, 59.75 feet; thence North 37 degrees 51 minutes 33 seconds West, 40.41 feet; thence North 11 degrees 13 minutes 40 seconds West, 41.46 feet; thence North 49 degrees 10 minutes 58 seconds West, 74.84 feet; thence North 10 degrees 30 minutes 24 seconds West, 59.72 feet; thence North 07 degrees 29 minutes 24 seconds West, 68.34 feet; thence North 03 degrees 38 minutes 47 seconds East, 34.44 feet; thence North 39 degrees 14 minutes 01 second West, 57.56 feet; thence North 15 degrees 56 minutes 57 seconds West, 67.18 feet; thence North 34 degrees 45 minutes 30 seconds West, 32.79 feet; thence North 08 degrees 03 minutes 24 seconds West, 47.25 feet; thence North 20 degrees 13 minutes 27 seconds West, 57.57 feet; thence North 33 degrees 45 minutes 21 seconds West, 54.89 feet; thence North 40 degrees 19 minutes 22 seconds West, 38.83 feet; thence North 54 degrees 51 minutes 59 seconds West, 37.12 feet; thence North 57 degrees 22 minutes 26 seconds West, 71.45 feet; thence North 74 degrees 40 minutes 02 seconds West, 37.45 feet; thence North 49 degrees 02 minutes 48 seconds West, 37.95 feet; thence North 52 degrees 45 minutes 23 seconds West, 27.60 feet; thence North 03 degrees 42 minutes 22 seconds West, 41.93 feet; thence North 50 degrees 04 minutes 25 seconds West, 44.37 feet; thence North 08 degrees 52 minutes 00 seconds East, 59.34 feet; thence North 66 degrees 29 minutes 55 seconds West, 22.12 feet; thence North 06 degrees 04 minutes 35 seconds East, 25.79 feet; thence North 50 degrees 56 minutes 10 seconds East, 35.97 feet; thence North 44 degrees 03 minutes 20 seconds East, 68.42 feet; thence North 35 degrees 13 minutes 13 seconds West, 29.70 feet; thence North 13 degrees 36 minutes 18 seconds West, 50.20 feet; thence North 07 degrees 01 minute 37 seconds East, 51.14 feet; thence North 34 degrees 46 minutes 41 seconds East, 42.08 feet; thence North 44 degrees 58 minutes 36 seconds East, 19.08 feet to the POINT OF BEGINNING.

Containing 29.70 acres, more or less.

Wetland Parcel "III"

A part of Section 53, Township 5 North, Range 29 East, and a part of Section 4, Township 6 North, Range 29 East, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "2" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeasterly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence Northwesterly along last said right-of-way line, the following 7 courses, Course No. 1: North 37 degrees 50 minutes 32 seconds West, 54.90 feet to a set concrete monument stamped "LB-4622"; Course No. 2: North 52 degrees 09 minutes 28 seconds East, 52.80 feet to a set concrete monument stamped "LB-4622"; Course No. 3: North 35 degrees 19 minutes 10 seconds West, 1067.29 feet to a found "SRD-R/W" concrete monument; Course No. 4: North 37 degrees 47 minutes 03 seconds West, 520.72 feet to a found "SRD-R/W" concrete monument; Course No. 5: North 38 degrees 30 minutes 42 seconds West, 1472.43 feet to a found "SRD-R/W" concrete monument; Course No. 6: South 62 degrees 29 minutes 49 seconds West 84.47 feet to a found "SRD-R/W" concrete monument; Course No. 7: North 37 degrees 50 minutes 32 seconds West, 648.41 feet to a concrete monument stamped "LB-4622" set at the intersection of the said Northeasterly right-of-way line of U.S. Highway No. 1 with a line described as a boundary line agreement between Gran Cenul Corp. and Genesis Limited Partnership, as intended to be described in said Official Records in Book 878, Page 1190; thence along the line described in said boundary line agreement, the same being the Northwesterly right-of-way line of Shannos road (a 60 foot right-of-way as mentioned in said boundary line agreement), the following 2 courses, Course No. 1: North 38 degrees 53 minutes 53 seconds East, 3140.74 feet to a found 0.5 foot diameter concrete monument stamped "Florida East Coast Railway Co., LB-169" at a point of curvature; Course No. 2: thence in a Northeasterly direction, along the arc of a curve, said curve being concave Southeasterly and having a radius of 730.0 feet, a chord bearing and distance of North 42 degrees 38 minutes 24 seconds East, 95.28 feet to a found 0.5 foot concrete monument stamped "Florida East Coast Railway Co., LB-169"; thence North 89 degrees 45 minutes 30 seconds East, 3519.14 feet to the POINT OF BEGINNING; thence North 79 degrees 27 minutes 19 seconds East, 100.83 feet; thence South 16 degrees 24 minutes 17 seconds East, 39.89 feet; thence South 20 degrees 41 minutes 33 seconds West, 78.65 feet; thence South 00 degrees 15 minutes 20 seconds East, 28.46 feet; thence South 30 degrees 58 minutes 40 seconds East, 27.45 feet; thence South 15 degrees 23 minutes 02 seconds East, 38.13 feet; thence South 13 degrees 13 minutes 54 seconds East, 16.38 feet; thence South 07 degrees 37 minutes 40 seconds West, 35.22 feet; thence South 11 degrees 01 minute 35 seconds East, 23.15 feet; thence North 64 degrees 52 minutes 21 seconds West, 104.47 feet; thence North 14 degrees 00 minutes 00 seconds West, 18.00 feet; thence North 41 degrees 10 minutes 25 seconds West, 35.17 feet; thence North 05 degrees 30 minutes 27 seconds West, 43.17 feet; thence North 32 degrees 34 minutes 48 seconds West, 32.75 feet; thence North 48 degrees 20 minutes 09 seconds East, 89.04 feet to the POINT OF BEGINNING.

Containing 0.69 acres, more or less.

Wetland Parcel "Z"

A part of Section 56, Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "Z" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeasterly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence Northwesterly along last said right-of-way line, the following 7 courses, Course No. 1: North 37 degrees 50 minutes 32 seconds West, 54.90 feet to a set concrete monument stamped "LB-4622"; Course No. 2: North 52 degrees 09 minutes 28 seconds East, 52.80 feet to a set concrete monument stamped "LB-4622"; Course No. 3: North 35 degrees 19 minutes 10 seconds West, 1067.29 feet to a found "SRD-R/W" concrete monument; Course No. 4: North 37 degrees 47 minutes 03 seconds West, 520.72 feet to a found "SRD-R/W" concrete monument; Course No. 5: North 38 degrees 30 minutes 42 seconds West, 1472.43 feet to a found "SRD-R/W" concrete monument; Course No. 6: South 62 degrees 29 minutes 49 seconds West, 84.47 feet to a found "SRD-R/W" concrete monument; Course No. 7: North 37 degrees 50 minutes 32 seconds West, 648.41 feet to a concrete monument stamped "LB-4622" set at the intersection of the said Northeasterly right-of-way line of U.S. Highway No. 1 with a line described as a boundary line agreement between Gran Central Corp. and Genesis Limited Partnership, as intended to be described in said Official Records in Book 878, Page 1190; thence along the line described in said boundary line agreement, the same being the Northwesterly right-of-way line of Shannon Road (a 60-foot right-of-way as mentioned in said boundary line agreement), the following 2 courses, Course No. 1: North 38 degrees 53 minutes 53 seconds East, 3140.74 feet to a found 0.5 foot diameter concrete monument stamped "Florida East Coast Railway Co., LB-169" at a point of curvature; Course No. 2: thence in a Northeasterly direction, along the arc of a curve, said curve being concave Southeasterly and having a radius of 730.0 feet, a chord bearing and distance of North 42 degrees 38 minutes 24 seconds East, 95.28 feet to a found 0.5 foot concrete monument stamped "Florida East Coast Railway Co., LB-169"; thence continue along said boundary line agreement: North 33 degrees 37 minutes 31 seconds West, 809.97 feet to a found concrete monument with a 1" disk (having no surveyor identification); thence North 86 degrees 46 minutes 34 seconds East, 2580.08 feet to the POINT OF BEGINNING; thence North 83 degrees 42 minutes 27 seconds West, 26.92 feet; thence South 24 degrees 15 minutes 00 seconds East, 27.45 feet; thence South 55 degrees 13 minutes 55 seconds East, 13.74 feet; thence North 67 degrees 44 minutes 14 seconds East, 7.47 feet; thence South 01 degree 46 minutes 23 seconds West, 75.39 feet; thence South 03 degrees 07 minutes 49 seconds West, 49.21 feet; thence South 31 degrees 12 minutes 19 seconds East, 49.99 feet; thence South 01 degree 52 minutes 53 seconds East, 33.87 feet; thence South 07 degrees 16 minutes 25 seconds West, 35.17 feet; thence South 77 degrees 42 minutes 45 seconds West, 101.25 feet; thence North 20 degrees 24 minutes 18 seconds West, 25.45 feet; thence North 33 degrees 02 minutes 19 seconds West, 27.08 feet; thence North 66 degrees 35 minutes 56 seconds West, 23.51 feet; thence North 28 degrees 17 minutes 18 seconds West, 7.12 feet; thence North 51 degrees 39 minutes 49 seconds East, 28.40 feet; thence North 46 degrees 16 minutes 50 seconds West, 31.65 feet; thence North 04 degrees 59 minutes 42 seconds West, 41.27 feet; thence South 77 degrees 39 minutes 10 seconds East, 34.62 feet; thence North 12 degrees 52 minutes 07 seconds East, 23.94 feet; thence North 19 degrees 45 minutes 02 seconds East, 51.98 feet; thence North 71 degrees 18 minutes 54 seconds East, 37.11 feet; thence North 25 degrees 50 minutes 07 seconds East, 33.03 feet; thence North 34 degrees 26 minutes 53 seconds West, 50.07 feet to the POINT OF BEGINNING.

Containing 0.58 acres, more or less.

Wetland Parcel "X"

A part of Section 53, Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "Z" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeasterly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence Northwesterly along last said right-of-way line, the following 7 courses. Course No. 1: North 37 degrees 50 minutes 32 seconds West, 54.90 feet to a set concrete monument stamped "LB-4622"; Course No. 2: North 52 degrees 09 minutes 28 seconds East, 52.80 feet to a set concrete monument stamped "LB-4622"; Course No. 3: North 35 degrees 19 minutes 10 seconds West, 1067.29 feet to a found "SRD-R/W" concrete monument; Course No. 4: North 37 degrees 47 minutes 03 seconds West, 520.72 feet to a found "SRD-R/W" concrete monument; Course No. 5: North 38 degrees 30 minutes 42 seconds West, 1472.43 feet to a found "SRD-R/W" concrete monument; Course No. 6: South 62 degrees 29 minutes 49 seconds West, 84.47 feet to a found "SRD-R/W" concrete monument; Course No. 7: North 37 degrees 50 minutes 32 seconds West, 648.41 feet to a concrete monument stamped "LB-4622" set at the intersection of the said Northeasterly right-of-way line of U.S. Highway No. 1 with a line described as a boundary line agreement between Gran Central Corp. and Genesis Limited Partnership, as intended to be described in said Official Records in Book 878, Page 1190; thence along the line described in said boundary line agreement, the same being the Northwest right-of-way line of Shannon Road (a 60-foot right-of-way as mentioned in said boundary line agreement), the following 2 courses. Course No. 1: North 38 degrees 53 minutes 53 seconds East, 3140.74 feet to a found 0.5 foot diameter concrete monument stamped "Florida East Coast Railway Co., LB-169" at a point of curvature; Course No. 2: thence in a Northeasterly direction, along the arc of a curve, said curve being concave Southeasterly and having a radius of 730.0 feet, a chord bearing and distance of North 42 degrees 38 minutes 24 seconds East, 95.28 feet to a found 0.5 foot concrete monument stamped "Florida East Coast Railway Co., LB-169" and the POINT OF BEGINNING; thence South 55 degrees 00 minutes 11 seconds West, 35.28 feet; thence North 54 degrees 44 minutes 08 seconds East, 53.00 feet; thence North 59 degrees 51 minutes 02 seconds East, 65.23 feet; thence North 62 degrees 01 minute 56 seconds East, 43.06 feet; thence North 62 degrees 06 minutes 50 seconds East, 36.00 feet; thence North 09 degrees 37 minutes 17 seconds West, 25.26 feet; thence North 41 degrees 09 minutes 30 seconds West, 27.11 feet; thence North 01 degree 00 minutes 21 seconds West, 42.67 feet; thence North 00 degrees 59 minutes 40 seconds West, 29.62 feet; thence North 29 degrees 04 minutes 05 seconds West, 19.79 feet; thence North 02 degrees 19 minutes 15 seconds East, 37.98 feet; thence North 43 degrees 52 minutes 47 seconds West, 34.54 feet; thence North 30 degrees 40 minutes 17 seconds West, 37.76 feet; thence North 01 degree 56 minutes 21 seconds East, 44.39 feet; thence North 14 degrees 28 minutes 11 seconds West, 34.79 feet; thence North 13 degrees 03 minutes 50 seconds West, 47.37 feet; thence North 02 degrees 23 minutes 13 seconds West, 37.80 feet; thence North 23 degrees 51 minutes 30 seconds West, 36.93 feet; thence North 04 degrees 38 minutes 54 seconds West, 37.35 feet; thence North 05 degrees 47 minutes 24 seconds East, 44.41 feet; thence North 39 degrees 21 minutes 28 seconds West, 25.81 feet; thence North 63 degrees 38 minutes 55 seconds West, 30.82 feet; thence South 07 degrees 35 minutes 57 seconds East, 30.88 feet; thence South 09 degrees 45 minutes 54 seconds West, 27.98 feet; thence South 02 degrees 15 minutes 18 seconds West, 29.58 feet; thence South 03 degrees 32 minutes 31 seconds East, 20.95 feet; thence South 29 degrees 03 minutes 46 seconds East, 55.01 feet; thence South 23 degrees 23 minutes 22 seconds East, 38.38 feet; thence South 28 degrees 39 minutes 42 seconds West, 48.37 feet; thence South 79 degrees 39 minutes 52 seconds West, 44.82 feet; thence South 59 degrees 59 minutes 18 seconds West, 29.06 feet; thence South 77 degrees 05 minutes 29 seconds West, 46.00 feet; thence South 75 degrees 37 minutes 53 seconds West, 22.86 feet; thence South 65 degrees 01 minute 23 seconds East, 29.85 feet; thence North 81 degrees 37 minutes 31 seconds East, 42.71 feet; thence North 74 degrees 02 minutes 10 seconds East, 30.53 feet; thence South 22 degrees 15 minutes 16 seconds East, 20.85 feet; thence South 05 degrees 08 minutes 51 seconds West, 24.89 feet; thence South 06 degrees 57 minutes 17 seconds East, 23.02 feet; thence South 60 degrees 32 minutes 30 seconds West, 35.03 feet; thence North 67 degrees 59 minutes 04 seconds West, 19.29 feet; thence South 16 degrees 33 minutes 13 seconds West, 34.34 feet; thence South 50 degrees 11 minutes 53 seconds West, 42.33 feet; thence South 55 degrees 54 minutes 56 seconds West, 59.69 feet; thence South 12 degrees 13 minutes 02 seconds West, 36.40 feet; thence South 56 degrees 22 minutes 29 seconds West, 9.16 feet to said line described as a boundary line agreement; thence South 33 degrees 37 minutes 31 seconds East along last said line, 215.78 feet to the POINT OF BEGINNING.

Containing 1.96 acres, more or less.

Wetland Parcel "EE"

A part of Sections 33 and 53, Township 5 South, Range 29 East, and a part of Sections 3 and 4, Township 6 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "Z" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeasterly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence Northwesterly along last said right-of-way line, the following 7 courses, Course No. 1: North 37 degrees 50 minutes 32 seconds West, 54.90 feet to a set concrete monument stamped "LB-4622"; Course No. 2: North 32 degrees 09 minutes 28 seconds East, 52.80 feet to a set concrete monument stamped "LB-4622"; Course No. 3: North 35 degrees 19 minutes 10 seconds West, 1067.29 feet to a found "SRD-R/W" concrete monument; Course No. 4: North 37 degrees 47 minutes 03 seconds West, 520.72 feet to a found "SRD-R/W" concrete monument; Course No. 5: North 38 degrees 30 minutes 42 seconds West, 1472.43 feet to a found "SRD-R/W" concrete monument; Course No. 6: South 62 degrees 29 minutes 49 seconds West, 84.47 feet to a found "SRD-R/W" concrete monument; Course No. 7: North 37 degrees 50 minutes 32 seconds West, 648.41 feet to a concrete monument stamped "LB-4622" set at the intersection of the said Northeasterly right-of-way line of U.S. Highway No. 1 with a line described as a boundary line agreement between Gran Central Corp. and Genesis Limited Partnership, as intended to be described in said Official Records in Book 878, Page 1190; thence along the line described in said boundary line agreement, the same being the Northwesterly right-of-way line of Shannon Road (a 60-foot right-of-way as mentioned in said boundary line agreement), the following 2 courses, Course No. 1: North 38 degrees 53 minutes 53 seconds East, 3140.74 feet to a found 0.5 foot diameter concrete monument stamped "Florida East Coast Railway Co., LB-169" at a point of curvature; Course No. 2: thence in a Northeasterly direction, along the arc of a curve, said curve being concave Southeasterly and having a radius of 730.0 feet, a chord bearing and distance of North 42 degrees 38 minutes 24 seconds East, 95.28 feet to a found 0.5 foot concrete monument stamped "Florida East Coast Railway Co., LB-169"; thence South 87 degrees 28 minutes 56 seconds East, 85.35 feet to the POINT OF BEGINNING; thence North 51 degrees 56 minutes 50 seconds East, 79.27 feet; thence North 53 degrees 46 minutes 43 seconds East, 29.81 feet; thence North 58 degrees 41 minutes 44 seconds East, 22.31 feet; thence North 63 degrees 53 minutes 55 seconds East, 29.16 feet; thence South 47 degrees 31 minutes 11 seconds East, 31.64 feet; thence North 74 degrees 29 minutes 26 seconds East, 43.15 feet; thence South 68 degrees 36 minutes 15 seconds East, 48.07 feet; thence South 83 degrees 20 minutes 00 seconds East, 38.63 feet; thence North 77 degrees 10 minutes 34 seconds East, 32.40 feet; thence North 83 degrees 10 minutes 56 seconds East, 49.24 feet; thence North 71 degrees 58 minutes 07 seconds East, 77.04 feet; thence South 43 degrees 57 minutes 28 seconds East, 73.19 feet; thence South 22 degrees 05 minutes 56 seconds East, 53.67 feet; thence South 26 degrees 32 minutes 27 seconds East, 59.26 feet; thence South 16 degrees 11 minutes 46 seconds East, 35.30 feet; thence South 75 degrees 43 minutes 22 seconds East, 62.99 feet; thence South 77 degrees 16 minutes 42 seconds East, 42.93 feet; thence North 36 degrees 52 minutes 52 seconds East, 38.12 feet; thence South 60 degrees 41 minutes 58 seconds East, 57.68 feet; thence South 56 degrees 34 minutes 31 seconds East, 46.17 feet; thence South 53 degrees 02 minutes 58 seconds East, 54.54 feet; thence South 67 degrees 29 minutes 16 seconds East, 30.05 feet; thence North 34 degrees 06 minutes 26 seconds East, 46.32 feet; thence South 69 degrees 46 minutes 00 seconds East, 392.19 feet; thence North 08 degrees 49 minutes 55 seconds West, 44.83 feet; thence North 06 degrees 12 minutes 27 seconds East, 91.34 feet; thence North 01 degree 00 minutes 00 seconds West, 39.00 feet; thence North 35 degrees 00 minutes 00 seconds West, 42.00 feet; thence North 24 degrees 19 minutes 13 seconds East, 80.45 feet; thence North 03 degrees 00 minutes 00 seconds West, 52.00 feet; thence North 18 degrees 00 minutes 00 seconds East, 63.00 feet; thence North 13 degrees 00 minutes 00 seconds West, 47.00 feet; thence North 24 degrees 00 minutes 00 seconds West, 41.00 feet; thence North 03 degrees 00 minutes 00 seconds East, 45.00 feet; thence North 82 degrees 00 minutes 00 seconds West, 24.00 feet; thence North 52 degrees 59 minutes 31 seconds West, 35.16 feet; thence South 56 degrees 10 minutes 43 seconds West, 22.66 feet; thence North 13 degrees 11 minutes 54 seconds West, 49.04 feet; thence North 52 degrees 00 minutes 00 seconds West, 52.00 feet; thence North 72 degrees 11 minutes 20 seconds East, 17.28 feet; thence North 78 degrees 03 minutes 33 seconds East, 131.61 feet; thence South 16 degrees 22 minutes 40 seconds East, 63.95 feet; thence South 04 degrees 00 minutes 00 seconds East, 30.00 feet; thence South 49 degrees 00 minutes 00 seconds East, 55.00 feet; thence South 32 degrees 00 minutes 00 seconds East, 34.00 feet; thence South 08 degrees 00 minutes 00 seconds West, 36.00 feet; thence South 29 degrees 00 minutes 00 seconds West, 51.00 feet; thence South 08 degrees 12 minutes 10 seconds East,

113.26 feet; thence South 05 degrees 00 minutes 00 seconds East, 72.00 feet; thence South 23 degrees 00 minutes 00 seconds West, 49.00 feet; thence South 04 degrees 00 minutes 00 seconds East, 36.00 feet; thence South 19 degrees 00 minutes 00 seconds East, 49.00 feet; thence South 37 degrees 03 minutes 01 seconds West, 30.93 feet; thence South 23 degrees 42 minutes 40 seconds West, 59.30 feet; thence South 03 degrees 00 minutes 00 seconds West, 39.00 feet; thence South 47 degrees 33 minutes 50 seconds East, 88.57 feet; thence South 14 degrees 54 minutes 10 seconds East, 96.61 feet; thence South 61 degrees 13 minutes 55 seconds West, 12.78 feet; thence South 17 degrees 47 minutes 02 seconds East, 48.40 feet; thence South 28 degrees 43 minutes 02 seconds East, 51.08 feet; thence South 10 degrees 27 minutes 18 seconds East, 70.79 feet; thence South 43 degrees 57 minutes 55 seconds East, 57.92 feet; thence South 33 degrees 21 minutes 04 seconds East, 37.27 feet; thence South 09 degrees 40 minutes 42 seconds East, 59.68 feet; thence South 80 degrees 52 minutes 21 seconds East, 40.13 feet; thence South 07 degrees 36 minutes 51 seconds East, 32.63 feet; thence South 21 degrees 24 minutes 04 seconds East, 49.67 feet; thence South 11 degrees 27 minutes 01 second East, 70.93 feet; thence South 38 degrees 16 minutes 30 seconds East, 47.61 feet; thence South 11 degrees 46 minutes 03 seconds East, 44.42 feet; thence South 13 degrees 26 minutes 47 seconds East, 50.31 feet; thence South 23 degrees 56 minutes 00 seconds East, 70.53 feet; thence South 23 degrees 52 minutes 55 seconds East, 46.43 feet; thence South 23 degrees 54 minutes 48 seconds East, 77.08 feet; thence South 01 degree 08 minutes 20 seconds West, 33.01 feet; thence South 14 degrees 01 minute 07 seconds East, 61.52 feet; thence South 26 degrees 02 minutes 38 seconds East, 25.52 feet; thence South 26 degrees 02 minutes 38 seconds East, 14.25 feet; thence South 32 degrees 21 minutes 12 seconds East, 48.63 feet; thence South 02 degrees 21 minutes 59 seconds West, 106.90 feet; thence South 85 degrees 27 minutes 42 seconds East, 24.94 feet; thence South 36 degrees 18 minutes 12 seconds East, 29.45 feet; thence South 00 degrees 44 minutes 09 seconds West, 33.33 feet; thence South 14 degrees 54 minutes 38 seconds East, 63.16 feet; thence South 12 degrees 36 minutes 34 seconds West, 57.33 feet; thence South 14 degrees 29 minutes 36 seconds East, 64.67 feet; thence South 21 degrees 22 minutes 42 seconds East, 72.08 feet; thence South 38 degrees 50 minutes 01 second East, 67.45 feet; thence South 04 degrees 21 minutes 25 seconds East, 56.58 feet; thence South 26 degrees 17 minutes 47 seconds East, 39.50 feet; thence South 21 degrees 53 minutes 14 seconds East, 47.33 feet; thence South 07 degrees 04 minutes 26 seconds East, 53.66 feet; thence South 46 degrees 36 minutes 31 seconds East, 43.61 feet; thence South 02 degrees 49 minutes 30 seconds East, 78.23 feet; thence South 14 degrees 18 minutes 13 seconds East, 54.10 feet; thence South 28 degrees 41 minutes 28 seconds East, 33.41 feet; thence South 03 degrees 48 minutes 13 seconds East, 53.83 feet; thence South 09 degrees 34 minutes 58 seconds East, 79.06 feet; thence South 17 degrees 09 minutes 45 seconds East, 41.02 feet; thence South 24 degrees 10 minutes 35 seconds East, 42.42 feet; thence South 36 degrees 17 minutes 49 seconds East, 31.09 feet; thence South 02 degrees 18 minutes 05 seconds East, 52.82 feet; thence South 00 degrees 07 minutes 11 seconds West, 59.96 feet; thence South 22 degrees 16 minutes 24 seconds East, 41.31 feet; thence South 13 degrees 47 minutes 39 seconds East, 85.76 feet; thence South 28 degrees 36 minutes 42 seconds East, 41.78 feet; thence South 32 degrees 21 minutes 01 second East, 54.17 feet; thence South 45 degrees 50 minutes 20 seconds East, 66.35 feet; thence South 49 degrees 15 minutes 33 seconds East, 41.51 feet; thence South 39 degrees 45 minutes 55 seconds East, 26.42 feet; thence South 37 degrees 29 minutes 45 seconds East, 42.02 feet; thence South 46 degrees 02 minutes 49 seconds East, 26.32 feet; thence South 18 degrees 37 minutes 39 seconds West, 53.85 feet; thence South 01 degree 10 minutes 12 seconds West, 74.17 feet; thence South 38 degrees 47 minutes 43 seconds East, 32.96 feet; thence South 33 degrees 43 minutes 43 seconds East, 46.62 feet; thence South 29 degrees 26 minutes 53 seconds East, 42.51 feet; thence South 34 degrees 54 minutes 58 seconds East, 36.42 feet; thence South 22 degrees 06 minutes 52 seconds East, 86.63 feet; thence South 36 degrees 11 minutes 43 seconds East, 52.50 feet; thence South 11 degrees 29 minutes 51 seconds East, 59.21 feet; thence South 19 degrees 29 minutes 34 seconds East, 39.46 feet; thence South 37 degrees 48 minutes 56 seconds East, 40.95 feet; thence North 84 degrees 16 minutes 13 seconds East, 43.54 feet; thence South 65 degrees 21 minutes 50 seconds East, 70.98 feet; thence South 28 degrees 39 minutes 32 seconds East, 21.54 feet; thence South 40 degrees 58 minutes 25 seconds East, 45.43 feet; thence South 39 degrees 51 minutes 34 seconds East, 40.53 feet; thence South 24 degrees 19 minutes 55 seconds East, 34.44 feet; thence South 06 degrees 16 minutes 21 seconds East, 47.65 feet; thence South 22 degrees 24 minutes 53 seconds East, 41.50 feet; thence South 03 degrees 29 minutes 56 seconds West, 44.64 feet; thence South 45 degrees 00 minutes 28 seconds East, 31.35 feet; thence South 05 degrees 51 minutes 36 seconds East, 45.13 feet; thence South 07 degrees 07 minutes 54 seconds East, 40.45 feet; thence South 21 degrees 52 minutes 50 seconds East, 58.17 feet; thence South 05 degrees 57 minutes 32 seconds East, 13.40 feet; thence South 06 degrees 19 minutes 22 seconds West, 29.49 feet; thence South 12 degrees 52 minutes 35 seconds East, 46.08 feet; thence South 23 degrees 12 minutes 14 seconds East, 47.45 feet; thence South 40 degrees 17 minutes 34 seconds East, 20.66 feet; thence South 17 degrees 57 minutes 44 seconds East,

57.79 feet; thence South 53 degrees 32 minutes 20 seconds East, 44.12 feet; thence South 39 degrees 34 minutes 57 seconds East, 40.72 feet; thence South 36 degrees 32 minutes 31 seconds East, 46.83 feet; thence South 04 degrees 34 minutes 42 seconds East, 73.89 feet; thence South 63 degrees 06 minutes 21 seconds East, 60.57 feet; thence South 24 degrees 07 minutes 11 seconds East, 42.53 feet; thence South 32 degrees 27 minutes 48 seconds East, 52.68 feet; thence South 76 degrees 14 minutes 16 seconds East, 34.60 feet; thence South 28 degrees 58 minutes 44 seconds East, 48.84 feet; thence South 58 degrees 58 minutes 05 seconds East, 55.51 feet; thence South 65 degrees 29 minutes 01 seconds East, 44.57 feet; thence South 63 degrees 07 minutes 20 seconds East, 52.92 feet; thence South 35 degrees 15 minutes 04 seconds East, 52.40 feet; thence South 32 degrees 09 minutes 41 seconds East, 48.29 feet; thence South 81 degrees 56 minutes 11 seconds East, 48.40 feet; thence South 53 degrees 30 minutes 49 seconds East, 46.61 feet; thence South 38 degrees 28 minutes 15 seconds East, 45.89 feet; thence South 13 degrees 37 minutes 04 seconds East, 51.30 feet; thence South 30 degrees 57 minutes 47 seconds East, 54.49 feet; thence South 33 degrees 34 minutes 30 seconds East, 65.02 feet; thence South 29 degrees 47 minutes 46 seconds East, 48.71 feet; thence South 37 degrees 02 minutes 33 seconds West, 58.57 feet; thence South 29 degrees 50 minutes 30 seconds East, 73.31 feet; thence South 08 degrees 28 minutes 05 seconds East, 65.78 feet; thence South 81 degrees 31 minutes 55 seconds West, 240.07 feet; thence North 08 degrees 28 minutes 05 seconds West, 93.67 feet; thence North 05 degrees 56 minutes 58 seconds West, 67.77 feet; thence North 04 degrees 57 minutes 51 seconds East, 35.01 feet; thence North 33 degrees 51 minutes 27 seconds West, 49.52 feet; thence North 50 degrees 09 minutes 11 seconds West, 39.37 feet; thence South 84 degrees 16 minutes 07 seconds West, 72.05 feet; thence South 35 degrees 59 minutes 05 seconds West, 53.77 feet; thence South 07 degrees 30 minutes 52 seconds West, 55.81 feet; thence South 00 degrees 53 minutes 27 seconds East, 47.99 feet; thence South 19 degrees 08 minutes 26 seconds East, 53.52 feet; thence South 08 degrees 28 minutes 05 seconds East, 80.81 feet; thence South 81 degrees 31 minutes 55 seconds West, 596.25 feet; thence North 08 degrees 28 minutes 05 seconds West, 79.95 feet; thence North 04 degrees 06 minutes 50 seconds East, 41.94 feet; thence North 32 degrees 08 minutes 21 seconds East, 63.95 feet; thence North 48 degrees 57 minutes 03 seconds East, 53.07 feet; thence North 02 degrees 04 minutes 31 seconds East, 47.76 feet; thence South 62 degrees 32 minutes 05 seconds East, 45.79 feet; thence South 56 degrees 49 minutes 08 seconds East, 92.02 feet; thence North 02 degrees 26 minutes 12 seconds East, 86.29 feet; thence North 68 degrees 45 minutes 39 seconds East, 45.37 feet; thence North 13 degrees 09 minutes 27 seconds East, 47.53 feet; thence North 27 degrees 41 minutes 56 seconds West, 29.73 feet; thence North 49 degrees 58 minutes 04 seconds West, 52.83 feet; thence North 38 degrees 21 minutes 26 seconds East, 55.15 feet; thence North 11 degrees 25 minutes 28 seconds East, 52.75 feet; thence North 04 degrees 42 minutes 56 seconds East, 54.79 feet; thence North 48 degrees 33 minutes 09 seconds West, 42.20 feet; thence North 00 degrees 31 minutes 05 seconds East, 50.89 feet; thence North 29 degrees 08 minutes 47 seconds West, 36.77 feet; thence South 85 degrees 19 minutes 03 seconds West, 25.34 feet; thence North 76 degrees 40 minutes 59 seconds West, 33.09 feet; thence North 41 degrees 16 minutes 03 seconds West, 26.59 feet; thence North 16 degrees 15 minutes 47 seconds East, 43.57 feet; thence North 09 degrees 11 minutes 59 seconds West, 59.96 feet; thence North 43 degrees 47 minutes 18 seconds West, 81.36 feet; thence North 05 degrees 07 minutes 35 seconds West, 23.18 feet; thence North 35 degrees 51 minutes 57 seconds West, 52.40 feet; thence North 14 degrees 42 minutes 55 seconds West, 35.37 feet; thence North 32 degrees 31 minutes 12 seconds West, 58.98 feet; thence North 60 degrees 20 minutes 29 seconds West, 35.15 feet; thence North 53 degrees 27 minutes 38 seconds West, 39.15 feet; thence North 20 degrees 08 minutes 47 seconds East, 32.39 feet; thence North 40 degrees 57 minutes 51 seconds East, 83.07 feet; thence North 52 degrees 15 minutes 27 seconds West, 15.47 feet; thence North 19 degrees 53 minutes 45 seconds West, 57.32 feet; thence North 07 degrees 47 minutes 31 seconds East, 47.49 feet; thence North 64 degrees 24 minutes 27 seconds West, 36.25 feet; thence North 04 degrees 16 minutes 49 seconds West, 39.32 feet; thence North 07 degrees 03 minutes 32 seconds West, 49.58 feet; thence North 40 degrees 12 minutes 58 seconds West, 97.45 feet; thence North 19 degrees 26 minutes 06 seconds West, 45.76 feet; thence North 02 degrees 04 minutes 41 seconds East, 45.15 feet; thence North 28 degrees 54 minutes 36 seconds West, 39.40 feet; thence South 67 degrees 02 minutes 50 seconds West, 29.88 feet; thence South 20 degrees 39 minutes 37 seconds West, 45.79 feet; thence North 76 degrees 53 minutes 27 seconds West, 39.03 feet; thence South 81 degrees 49 minutes 10 seconds West, 42.68 feet; thence North 21 degrees 11 minutes 35 seconds East, 71.77 feet; thence North 37 degrees 21 minutes 46 seconds West, 39.47 feet; thence North 50 degrees 47 minutes 40 seconds West, 39.70 feet; thence North 08 degrees 12 minutes 54 seconds West, 54.41 feet; thence North 18 degrees 12 minutes 30 seconds West, 54.79 feet; thence North 24 degrees 02 minutes 13 seconds West, 71.57 feet; thence North 27 degrees 40 minutes 22 seconds West, 43.49 feet; thence North 08 degrees 55 minutes 19 seconds East, 63.00 feet; thence North 15 degrees 16 minutes 28 seconds West, 35.13 feet; thence North 01 degree 42 minutes 18 seconds West, 42.74 feet; thence North 07

degrees 16 minutes 32 seconds West, 38.65 feet; thence North 36 degrees 28 minutes 46 seconds West, 44.42 feet; thence North 05 degrees 50 minutes 00 seconds West, 21.70 feet; thence South 75 degrees 40 minutes 55 seconds West, 63.76 feet; thence North 66 degrees 23 minutes 28 seconds West, 77.66 feet; thence North 19 degrees 28 minutes 14 seconds West, 38.97 feet; thence North 25 degrees 16 minutes 07 seconds East, 56.26 feet; thence North 04 degrees 04 minutes 28 seconds East, 55.08 feet; thence North 02 degrees 21 minutes 33 seconds West, 74.98 feet; thence North 03 degrees 21 minutes 43 seconds West, 31.61 feet; thence North 38 degrees 24 minutes 33 seconds West, 36.23 feet; thence North 31 degrees 28 minutes 54 seconds West, 39.21 feet; thence North 78 degrees 26 minutes 48 seconds West, 12.29 feet; thence North 42 degrees 15 minutes 31 seconds West, 48.41 feet; thence North 39 degrees 54 minutes 00 seconds West, 34.30 feet; thence North 04 degrees 34 minutes 14 seconds West, 42.90 feet; thence North 41 degrees 07 minutes 01 second West, 39.65 feet; thence South 85 degrees 23 minutes 15 seconds East, 26.82 feet; thence North 34 degrees 47 minutes 07 seconds West, 79.69 feet; thence North 16 degrees 43 minutes 35 seconds East, 52.49 feet; thence North 35 degrees 19 minutes 18 seconds West, 91.39 feet; thence North 00 degrees 34 minutes 26 seconds West, 71.41 feet; thence North 12 degrees 53 minutes 30 seconds East, 62.87 feet; thence North 14 degrees 36 minutes 35 seconds West, 66.88 feet; thence North 17 degrees 47 minutes 47 seconds West, 67.35 feet; thence North 23 degrees 23 minutes 38 seconds West, 68.87 feet; thence North 24 degrees 46 minutes 36 seconds West, 50.69 feet; thence North 27 degrees 26 minutes 00 seconds West, 50.66 feet; thence North 56 degrees 44 minutes 52 seconds West, 43.93 feet; thence North 59 degrees 19 minutes 39 seconds West, 73.47 feet; thence North 24 degrees 43 minutes 55 seconds East, 36.12 feet; thence North 12 degrees 07 minutes 21 seconds East, 49.74 feet; thence North 26 degrees 34 minutes 58 seconds West, 53.13 feet; thence North 24 degrees 06 minutes 17 seconds West, 42.72 feet; thence North 73 degrees 37 minutes 10 seconds West, 39.01 feet; thence South 46 degrees 25 minutes 06 seconds West, 51.60 feet; thence South 47 degrees 13 minutes 48 seconds West, 13.33 feet; thence South 11 degrees 59 minutes 37 seconds East, 25.39 feet; thence South 00 degrees 15 minutes 20 seconds East, 28.64 feet; thence South 43 degrees 59 minutes 16 seconds West, 47.45 feet; thence North 64 degrees 12 minutes 10 seconds West, 32.01 feet; thence North 51 degrees 41 minutes 17 seconds West, 41.14 feet; thence North 56 degrees 00 minutes 33 seconds West, 77.29 feet; thence North 51 degrees 45 minutes 24 seconds East, 39.33 feet; thence North 44 degrees 11 minutes 06 seconds East, 48.71 feet; thence North 47 degrees 29 minutes 46 seconds East, 46.45 feet; thence South 69 degrees 22 minutes 42 seconds East, 47.28 feet; thence North 53 degrees 44 minutes 14 seconds East, 90.24 feet; thence North 07 degrees 44 minutes 32 seconds West, 37.37 feet; thence North 42 degrees 52 minutes 01 second East, 44.62 feet; thence North 02 degrees 32 minutes 55 seconds East, 38.58 feet; thence North 07 degrees 42 minutes 38 seconds East, 34.02 feet; thence North 13 degrees 16 minutes 47 seconds East, 27.40 feet; thence North 26 degrees 37 minutes 25 seconds West, 38.74 feet; thence North 09 degrees 28 minutes 17 seconds East, 56.57 feet; thence North 12 degrees 53 minutes 01 second West, 59.94 feet; thence North 25 degrees 30 minutes 31 seconds West, 44.89 feet; thence North 14 degrees 53 minutes 35 seconds West, 40.74 feet; thence North 28 degrees 50 minutes 49 seconds West, 51.99 feet; thence North 07 degrees 47 minutes 02 seconds West, 31.42 feet; thence North 33 degrees 22 minutes 24 seconds West, 34.50 feet; thence North 44 degrees 11 minutes 10 seconds West, 23.98 feet; thence North 05 degrees 10 minutes 07 seconds West, 39.71 feet; thence North 12 degrees 13 minutes 11 seconds West, 27.77 feet; thence North 34 degrees 54 minutes 36 seconds West, 65.42 feet; thence North 05 degrees 06 minutes 51 seconds West, 64.93 feet; thence North 01 degree 41 minutes 53 seconds West, 31.67 feet; thence North 32 degrees 40 minutes 08 seconds West, 49.39 feet; thence North 36 degrees 32 minutes 41 seconds West, 45.94 feet; thence North 29 degrees 56 minutes 15 seconds West, 70.50 feet; thence North 43 degrees 57 minutes 17 seconds West, 58.36 feet; thence North 76 degrees 42 minutes 46 seconds West, 37.78 feet; thence North 64 degrees 25 minutes 16 seconds West, 32.29 feet; thence North 41 degrees 24 minutes 56 seconds West, 49.36 feet; thence North 31 degrees 54 minutes 01 second West, 38.43 feet; thence North 26 degrees 33 minutes 47 seconds West, 57.06 feet; thence North 12 degrees 42 minutes 31 seconds West, 50.61 feet; thence North 59 degrees 50 minutes 40 seconds West, 45.47 feet; thence North 66 degrees 48 minutes 30 seconds West, 39.69 feet; thence South 86 degrees 59 minutes 51 seconds West, 60.45 feet; thence South 86 degrees 20 minutes 57 seconds West, 29.20 feet; thence North 70 degrees 44 minutes 49 seconds West, 24.15 feet; thence North 65 degrees 32 minutes 20 seconds West, 32.74 feet; thence North 67 degrees 23 minutes 16 seconds West, 14.79 feet; thence North 23 degrees 05 minutes 42 seconds West, 41.99 feet; thence North 33 degrees 13 minutes 30 seconds West, 34.59 feet; thence North 66 degrees 44 minutes 34 seconds West, 51.51 feet; thence North 53 degrees 31 minutes 56 seconds West, 53.51 feet; thence North 76 degrees 46 minutes 30 seconds West, 42.30 feet; thence North 38 degrees 53 minutes 03 seconds West, 93.87 feet; thence North 35 degrees 49 minutes 46 seconds West, 48.99 feet; thence North 45 degrees 29 minutes 10 seconds West, 36.10 feet; thence North 49 degrees 11 minutes 31 seconds West, 69.57 feet; thence North

37 degrees 54 minutes 01 second West, 35.28 feet; thence North 58 degrees 31 minutes 19 seconds West, 52.05 feet; thence North 69 degrees 30 minutes 54 seconds West, 37.58 feet; thence South 87 degrees 34 minutes 22 seconds West, 43.74 feet; thence South 89 degrees 51 minutes 44 seconds West, 49.29 feet; thence North 80 degrees 07 minutes 16 seconds West, 49.65 feet; thence South 72 degrees 38 minutes 17 seconds West, 37.69 feet; thence South 24 degrees 14 minutes 30 seconds West, 54.72 feet; thence South 36 degrees 53 minutes 08 seconds East, 17.99 feet; thence North 31 degrees 29 minutes 56 seconds East, 24.23 feet; thence South 23 degrees 04 minutes 44 seconds West, 122.95 feet; thence South 12 degrees 11 minutes 27 seconds West, 49.73 feet; thence South 26 degrees 17 minutes 54 seconds West, 83.31 feet; thence South 06 degrees 45 minutes 35 seconds West, 70.55 feet; thence South 01 degree 56 minutes 58 seconds west, 79.02 feet; thence South 12 degrees 52 minutes 28 seconds East, 116.54 feet; thence South 00 degrees 19 minutes 28 seconds East, 77.27 feet; thence South 04 degrees 18 minutes 22 seconds East, 75.76 feet; thence South 13 degrees 39 minutes 34 seconds East, 91.82 feet; thence South 19 degrees 24 minutes 59 seconds east, 62.66 feet; thence South 06 degrees 24 minutes 55 seconds East, 115.72 feet; thence South 23 degrees 15 minutes 58 seconds east, 100.63 feet; thence South 71 degrees 41 minutes 13 seconds West, 71.32 feet; thence North 27 degrees 30 minutes 35 seconds West, 104.32 feet; thence North 25 degrees 32 minutes 06 seconds West, 110.13 feet; thence North 02 degrees 06 minutes 49 seconds West, 75.07 feet; thence North 20 degrees 16 minutes 24 seconds West, 68.31 feet; thence North 09 degrees 49 minutes 10 seconds East, 45.25 feet; thence North 11 degrees 23 minutes 01 second East, 62.42 feet; thence North 13 degrees 47 minutes 48 seconds east, 74.17 feet; thence North 20 degrees 40 minutes 46 seconds West, 68.97 feet; thence North 15 degrees 59 minutes 23 seconds West, 132.40 feet; thence North 17 degrees 06 minutes 40 seconds east, 98.15 feet; thence North 06 degrees 39 minutes 02 seconds east, 55.80 feet; thence North 32 degrees 03 minutes 01 second East, 7.71 feet; thence North 12 degrees 06 minutes 51 seconds West, 24.94 feet; thence North 12 degrees 24 minutes 04 seconds West, 48.63 feet; thence North 22 degrees 00 minutes 33 seconds East, 20.18 feet; thence North 60 degrees 30 minutes 26 seconds West, 46.00 feet; thence North 11 degrees 34 minutes 12 seconds East, 65.95 feet; thence North 05 degrees 30 minutes 49 seconds West, 55.16 feet; thence North 05 degrees 01 minute 10 seconds East, 53.07 feet; thence North 02 degrees 37 minutes 06 seconds west, 39.75 feet; thence North 17 degrees 50 minutes 17 seconds East, 42.89 feet; thence North 21 degrees 34 minutes 38 seconds West, 23.15 feet to the POINT OF BEGINNING.

Containing 49.94 acres, more or less.

Wetland Parcel "WW"

A part of Section 53, Township 5 South, Range 29 East, and a part of Section 4, Township 6 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "2" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeasterly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence Northwesterly along last said right-of-way line, the following 7 courses, Course No. 1: North 37 degrees 50 minutes 32 seconds West, 54.90 feet to a set concrete monument stamped "LB-4622"; Course No. 2: North 52 degrees 09 minutes 28 seconds East, 52.80 feet to a set concrete monument stamped "LB-4622"; Course No. 3: North 35 degrees 19 minutes 10 seconds West, 1067.29 feet to a found "SRD-R/W" concrete monument; Course No. 4: North 37 degrees 47 minutes 03 seconds West, 520.72 feet to a found "SRD-R/W" concrete monument; Course No. 5: North 38 degrees 30 minutes 42 seconds West, 1472.43 feet to a found "SRD-R/W" concrete monument; Course No. 6: South 62 degrees 29 minutes 49 seconds West 84.47 feet to a found "SRD-R/W" concrete monument; Course No. 7: North 37 degrees 50 minutes 32 seconds West, 648.41 feet to a concrete monument stamped "LB-4622" set at the intersection of the said Northeasterly right-of-way line of U.S. Highway No. 1 with a line described as a boundary line agreement between Gran Central Corp. and Genesis Limited Partnership, as intended to be described in said Official Records in Book 878, Page 1190; thence along the line described in said boundary line agreement, the same being the Northwesterly right-of-way line of Shannon road (a 60 foot right-of-way as mentioned in said boundary line agreement), the following 2 courses, Course No. 1: North 38 degrees 53 minutes 53 seconds East, 3140.74 feet to a found 0.5 foot diameter concrete monument stamped "Florida East Coast Railway Co., LB-169" at a point of curvature; Course No. 2: thence in a Northeasterly direction, along the arc of a curve, said curve being concave Southeasterly and having a radius of 730.0 feet, a chord bearing and distance of North 42 degrees 38 minutes 24 seconds East, 95.28 feet to a found 0.5 foot concrete monument stamped "Florida East Coast Railway Co., LB-169"; thence South 29 degrees 17 minutes 57 seconds East, 1306.60 feet to the POINT OF BEGINNING; thence North 85 degrees 55 minutes 08 seconds East, 72.77 feet; thence South 55 degrees 51 minutes 51 seconds East, 53.16 feet; thence South 32 degrees 29 minutes 02 seconds East, 30.61 feet; thence South 30 degrees 10 minutes 41 seconds East, 71.61 feet; thence South 38 degrees 49 minutes 01 second East, 51.10 feet; thence South 18 degrees 51 minutes 54 seconds East, 41.20 feet; thence South 31 degrees 47 minutes 24 seconds East, 24.48 feet; thence South 13 degrees 52 minutes 44 seconds East, 70.97 feet; thence South 23 degrees 38 minutes 19 seconds West, 39.37 feet; thence South 21 degrees 03 minutes 34 seconds East, 63.33 feet; thence South 28 degrees 50 minutes 10 seconds East, 44.22 feet; thence South 11 degrees 34 minutes 11 seconds East, 39.38 feet; thence North 46 degrees 02 minutes 52 seconds East, 30.43 feet; thence South 16 degrees 15 minutes 27 seconds east, 103.29 feet; thence South 39 degrees 55 minutes 35 seconds East, 30.59 feet; thence South 33 degrees 11 minutes 31 seconds West, 20.09 feet; thence South 12 degrees 37 minutes 45 seconds West, 32.54 feet; thence South 04 degrees 42 minutes 44 seconds East, 69.75 feet; thence South 01 degree 00 minutes 49 seconds West, 81.86 feet; thence South 04 degrees 26 minutes 41 seconds East, 61.50 feet; thence South 01 degree 18 minutes 16 seconds East, 57.94 feet; thence South 05 degrees 08 minutes 48 seconds West, 29.11 feet; thence South 03 degrees 11 minutes 13 seconds West, 81.86 feet; thence South 35 degrees 57 minutes 33 seconds West, 16.25 feet; thence South 43 degrees 45 minutes 48 seconds East, 50.38 feet; thence South 00 degrees 40 minutes 22 seconds West, 52.73 feet; thence South 00 degrees 59 minutes 12 seconds West, 21.95 feet; thence South 21 degrees 14 minutes 20 seconds East, 36.61 feet; thence South 00 degrees 19 minutes 35 seconds East, 52.16 feet; thence South 30 degrees 45 minutes 04 seconds east, 43.37 feet; thence South 13 degrees 02 minutes 45 seconds east, 40.10 feet; thence South 11 degrees 23 minutes 51 seconds West, 50.52 feet; thence South 02 degrees 19 minutes 48 seconds west, 61.44 feet; thence South (N) degrees 31 minutes 05 seconds East, 46.46 feet; thence South 24 degrees 37 minutes 44 seconds West, 67.28 feet; thence South 00 degrees 45 minutes 35 seconds West, 70.53 feet; thence South 10 degrees 59 minutes 10 seconds east, 65.52 feet; thence South 23 degrees 09 minutes 21 seconds East, 32.35 feet; thence South 04 degrees 11 minutes 55 seconds West, 32.26 feet; thence South 23 degrees 48 minutes 15 seconds East, 57.35 feet; thence North 75 degrees 25 minutes 09 seconds East, 30.52 feet; thence South 12 degrees 16 minutes 37 seconds West, 68.14 feet; thence North 18 degrees 29 minutes 05 seconds West, 25.89 feet; thence North 30 degrees 44 minutes 54 seconds West, 71.36 feet; thence North 35 degrees 25 minutes 57 seconds West, 54.37 feet; thence North 45 degrees 16 minutes 15 seconds West, 23.48 feet; thence South 34 degrees 26 minutes 27 seconds West, 33.49 feet; thence North 57 degrees 46 minutes 56 seconds West, 64.46 feet; thence North 56 degrees 18 minutes 16 seconds East, 32.56 feet; thence North 59 degrees 50 minutes 24 seconds East,

37.35 feet; thence North 57 degrees 27 minutes 27 seconds East, 53.59 feet; thence North 06 degrees 22 minutes 12 seconds West, 56.95 feet; thence North 22 degrees 52 minutes 39 seconds East, 25.03 feet; thence North 02 degrees 48 minutes 53 seconds East, 39.51 feet; thence North 00 degrees 34 minutes 27 seconds East, 42.31 feet; thence North 04 degrees 39 minutes 54 seconds West, 73.50 feet; thence North 17 degrees 23 minutes 08 seconds West, 54.16 feet; thence North 01 degree 00 minutes 32 seconds West, 45.38 feet; thence North 05 degrees 49 minutes 29 seconds East, 81.47 feet; thence North 08 degrees 12 minutes 46 seconds East, 61.27 feet; thence North 19 degrees 45 minutes 45 seconds West, 60.68 feet; thence North 07 degrees 55 minutes 24 seconds East, 46.15 feet; thence North 29 degrees 19 minutes 06 seconds West, 46.61 feet; thence North 32 degrees 58 minutes 27 seconds West, 57.28 feet; thence North 22 degrees 39 minutes 42 seconds East, 51.95 feet; thence North 03 degrees 29 minutes 31 seconds East, 56.76 feet; thence North 16 degrees 09 minutes 17 seconds West, 49.35 feet; thence North 82 degrees 59 minutes 42 seconds East, 43.38 feet; thence North 28 degrees 25 minutes 39 seconds West, 65.72 feet; thence North 54 degrees 50 minutes 47 seconds East, 23.09 feet; thence North 60 degrees 07 minutes 01 second West, 32.17 feet; thence North 02 degrees 48 minutes 16 seconds West, 71.37 feet; thence North 29 degrees 43 minutes 19 seconds West, 68.23 feet; thence North 04 degrees 09 minutes 39 seconds West, 37.39 feet; thence North 24 degrees 28 minutes 58 seconds West, 44.29 feet; thence North 03 degrees 34 minutes 59 seconds West, 11.81 feet; thence North 27 degrees 41 seconds 36 seconds West, 27.75 feet; thence North 14 degrees 14 minutes 59 seconds East, 54.10 feet; thence North 18 degrees 30 minutes 54 seconds West, 39.39 feet; thence North 16 degrees 48 minutes 32 seconds East, 26.46 feet; thence North 33 degrees 43 minutes 33 seconds West, 101.48 feet; thence North 59 degrees 21 minutes 56 seconds West, 93.94 feet; thence North 40 degrees 00 minutes 41 seconds West, 7.45 feet; thence North 45 degrees 13 minutes 22 seconds West, 37.47 feet; thence North 44 degrees 49 minutes 48 seconds West, 51.92 feet; thence North 69 degrees 26 minutes 52 seconds East, 29.93 feet; thence North 20 degrees 23 minutes 04 seconds West, 38.98 feet; thence North 06 degrees 55 minutes 21 seconds East, 72.54 feet; thence North 12 degrees 30 minutes 10 seconds East, 41.02 feet; thence North 57 degrees 18 minutes 07 seconds West, 30.37 feet to the POINT OF BEGINNING.

Containing 3.75 acres, more or less.

Wetland Parcel "BBB"

A part of Section 3, Township 6 South, Range 29 East, and a part of Sections 53, 55, 56, 57 and 58, Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "2" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeasterly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence North 81 degrees 31 minutes 55 seconds East, along the Southerly line of those lands described as Parcel "2" in Official Record Book 883, Page 0200, 3549.69 feet; thence North 42 degrees 35 minutes 22 seconds East along the Northwesternly line of those lands described and recorded in Official Record Book 987, Page 1306 of the public records of said county, 465.98 feet to the Northernly line of said lands; thence North 04 degrees 01 minute 34 seconds East along the Westerly line of Hillandale Acres (an unrecorded plat), 1764.59 feet to the Northwesternly corner of Hillandale Acres (an unrecorded plat); thence North 81 degrees 25 minutes 13 seconds West, 1588.92 feet to the POINT OF BEGINNING; thence North 30 degrees 14 minutes 32 seconds West, 86.10 feet; thence North 03 degrees 46 minutes 36 seconds East, 52.12 feet; thence North 36 degrees 21 minutes 03 seconds West, 23.33 feet; thence North 03 degrees 53 minutes 17 seconds West, 54.99 feet; thence North 01 degree 56 minutes 00 seconds East, 22.41 feet; thence North 55 degrees 59 minutes 55 seconds West, 28.95 feet; thence North 35 degrees 39 minutes 13 seconds West, 62.10 feet; thence North 27 degrees 56 minutes 06 seconds West, 32.63 feet; thence North 17 degrees 56 minutes 21 seconds West, 68.51 feet; thence North 28 degrees 09 minutes 50 seconds West, 26.37 feet; thence North 16 degrees 20 minutes 27 seconds East, 46.93 feet; thence North 03 degrees 27 minutes 49 seconds East, 52.30 feet; thence North 06 degrees 39 minutes 19 seconds West, 21.24 feet; thence North 04 degrees 26 minutes 22 seconds West, 45.77 feet; thence North 30 degrees 04 minutes 26 seconds West, 32.37 feet; thence North 15 degrees 42 minutes 44 seconds East, 47.10 feet; thence North 12 degrees 16 minutes 20 seconds West, 36.42 feet; thence North 03 degrees 51 minutes 57 seconds West, 26.28 feet; thence North 72 degrees 44 minutes 01 second West, 23.80 feet; thence North 42 degrees 57 minutes 47 seconds West, 49.64 feet; thence North 20 degrees 44 minutes 47 seconds West, 52.95 feet; thence North 07 degrees 11 minutes 49 seconds West, 100.84 feet; thence North 28 degrees 14 minutes 17 seconds West, 51.52 feet; thence North 00 degrees 41 minutes 11 seconds East, 104.08 feet; thence North 17 degrees 14 minutes 06 seconds East, 42.62 feet; thence North 19 degrees 58 minutes 37 seconds West, 153.97 feet; thence North 13 degrees 08 minutes 55 seconds West, 33.01 feet; thence North 31 degrees 48 minutes 12 seconds West, 31.87 feet; thence North 18 degrees 53 minutes 22 seconds West, 74.24 feet; thence North 09 degrees 45 minutes 07 seconds West, 44.02 feet; thence North 11 degrees 07 minutes 49 seconds West, 34.89 feet; thence North 08 degrees 58 minutes 23 seconds West, 89.16 feet; thence North 30 degrees 13 minutes 29 seconds West, 65.16 feet; thence North 01 degree 58 minutes 21 seconds East, 83.20 feet; thence North 13 degrees 04 minutes 38 seconds West, 38.06 feet; thence North 31 degrees 50 minutes 17 seconds West, 29.11 feet; thence North 29 degrees 34 minutes 36 seconds East, 40.03 feet; thence North 06 degrees 25 minutes 36 seconds West, 63.86 feet; thence North 28 degrees 11 minutes 48 seconds West, 84.46 feet; thence North 14 degrees 54 minutes 17 seconds West, 49.67 feet; thence North 12 degrees 01 minute 31 seconds West, 59.67 feet; thence North 14 degrees 12 minutes 41 seconds West, 92.00 feet; thence North 15 degrees 43 minutes 39 seconds West, 77.20 feet; thence North 15 degrees 53 minutes 56 seconds West, 86.11 feet; thence North 08 degrees 19 minutes 31 seconds West, 67.58 feet; thence North 00 degrees 01 minute 16 seconds East, 67.59 feet; thence North 01 degree 23 minutes 50 seconds East, 50.19 feet; thence North 01 degree 37 minutes 33 seconds East, 41.13 feet; thence North 14 degrees 16 minutes 43 seconds West, 56.54 feet; thence North 00 degrees 21 minutes 33 seconds West, 62.36 feet; thence North 40 degrees 23 minutes 43 seconds West, 39.58 feet; thence North 10 degrees 04 minutes 33 seconds West, 74.22 feet; thence North 10 degrees 24 minutes 03 seconds West, 48.68 feet; thence North 17 degrees 49 minutes 26 seconds East, 58.67 feet; thence North 76 degrees 58 minutes 54 seconds East, 39.74 feet; thence North 14 degrees 46 minutes 38 seconds East, 62.78 feet; thence North 24 degrees 45 minutes 43 seconds East, 49.76 feet; thence North 15 degrees 14 minutes 00 seconds East, 57.61 feet; thence South 84 degrees 43 minutes 52 seconds West, 61.71 feet; thence North 16 degrees 34 minutes 12 seconds West, 63.39 feet; thence South 48 degrees 24 minutes 35 seconds West, 82.01 feet; thence North 20 degrees 50 minutes 38 seconds West, 70.46 feet; thence South 79 degrees 58 minutes 20 seconds West, 116.23 feet; thence South 77 degrees 31 minutes 16 seconds West, 147.44 feet; thence South 13 degrees 29 minutes 38 seconds East, 70.60 feet; thence South 10 degrees 21 minutes 24 seconds East, 44.84 feet; thence South 00 degrees 26 minutes 53 seconds East, 57.16 feet; thence South 23 degrees 39 minutes 23 seconds East, 55.07 feet; thence South 07 degrees 17 minutes 19 seconds West, 66.11 feet; thence South 03 degrees 37 minutes 26 seconds West, 61.47 feet; thence South 03 degrees 30 minutes 09 seconds East, 58.01 feet; thence South 14

degrees 56 minutes 17 seconds East, 70.60 feet; thence South 11 degrees 30 minutes 49 seconds East, 55.35 feet; thence South 11 degrees 06 minutes 10 seconds East, 62.07 feet; thence South 00 degrees 56 minutes 35 seconds East, 68.04 feet; thence South 04 degrees 31 minutes 37 seconds East, 74.36 feet; thence South 08 degrees 53 minutes 29 seconds east, 73.06 feet; thence South 05 degrees 55 minutes 55 seconds East, 85.32 feet; thence South 12 degrees 29 minutes 31 seconds East, 86.27 feet; thence South 07 degrees 44 minutes 27 seconds east, 139.03 feet; thence South 19 degrees 11 minutes 22 seconds East, 53.46 feet; thence South 37 degrees 05 minutes 34 seconds East, 35.52 feet; thence South 12 degrees 35 minutes 26 seconds East, 32.57 feet; thence South 19 degrees 42 minutes 52 seconds East, 58.09 feet; thence South 17 degrees 18 minutes 50 seconds West, 73.33 feet; thence South 32 degrees 16 minutes 58 seconds East, 76.09 feet; thence South 08 degrees 39 minutes 38 seconds East, 117.54 feet; thence South 07 degrees 16 minutes 26 seconds West, 98.71 feet; thence South 25 degrees 31 minutes 05 seconds East, 46.21 feet; thence South 03 degrees 37 minutes 20 seconds East, 33.03 feet; thence South 19 degrees 01 minute 03 seconds East, 65.88 feet; thence South 00 degrees 27 minutes 49 seconds west, 53.49 feet; thence South 13 degrees 37 minutes 39 seconds East, 39.29 feet; thence South 15 degrees 57 minutes 22 seconds West, 54.62 feet; thence South 12 degrees 34 minutes 16 seconds West, 52.24 feet; thence South 23 degrees 04 minutes 15 seconds East, 42.21 feet; thence South 08 degrees 33 minutes 18 seconds East, 62.92 feet; thence South 50 degrees 39 minutes 32 seconds East, 14.80 feet; thence South 20 degrees 24 minutes 44 seconds East, 59.12 feet; thence South 20 degrees 19 minutes 40 seconds East, 62.70 feet; thence South 11 degrees 30 minutes 23 seconds East, 34.93 feet; thence South 02 degrees 14 minutes 37 seconds West, 64.81 feet; thence South 07 degrees 28 minutes 09 seconds East, 32.86 feet; thence South 15 degrees 32 minutes 26 seconds West, 47.66 feet; thence South 09 degrees 40 minutes 20 seconds east, 47.63 feet; thence South 24 degrees 40 minutes 21 seconds East, 57.14 feet; thence South 04 degrees 13 minutes 57 seconds East, 35.38 feet; thence South 17 degrees 53 minutes 11 seconds East, 51.95 feet; thence South 04 degrees 16 minutes 05 seconds West, 49.37 feet; thence South 09 degrees 32 minutes 40 seconds East, 60.64 feet; thence South 03 degrees 12 minutes 38 seconds west, 40.84 feet; thence South 24 degrees 46 minutes 48 seconds East, 50.14 feet; thence South 25 degrees 39 minutes 37 seconds East, 37.33 feet; thence South 14 degrees 26 minutes 59 seconds East, 27.11 feet; thence South 08 degrees 44 minutes 26 seconds West, 68.42 feet; thence South 22 degrees 23 minutes 42 seconds West, 17.28 feet; thence South 02 degrees 51 minutes 52 seconds East, 44.29 feet; thence South 09 degrees 48 minutes 49 seconds West, 44.21 feet; thence South 64 degrees 12 minutes 23 seconds East, 46.40 feet; thence South 07 degrees 17 minutes 34 seconds West, 37.17 feet; thence South 13 degrees 19 minutes 59 seconds east, 38.36 feet; thence South 20 degrees 03 minutes 25 seconds East, 52.00 feet; thence South 48 degrees 45 minutes 58 seconds West, 45.06 feet to the POINT OF BEGINNING.

Containing 12.36 acres, more or less.

Wetland Parcel "CCC"

A part of Section 3, Township 6 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "2" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeasterly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence North 81 degrees 31 minutes 55 seconds East, along the Southerly line of those lands described as Parcel "2" in Official Record Book 883, Page 0200, 3549.69 feet; thence North 42 degrees 35 minutes 22 seconds East along the Northwesterly line of those lands described and recorded in Official Record Book 987, Page 1306 of the public records of said county, 465.98 feet to the Northerly line of said lands; thence North 04 degrees 01 minute 54 seconds East along the Westerly line of Hillandale Acres (an unrecorded plat), 1764.59 feet to the Northwesterly corner of Hillandale Acres (an unrecorded plat); thence North 69 degrees 48 minutes 39 seconds West, 1286.69 feet to the POINT OF BEGINNING; thence North 55 degrees 43 minutes 53 seconds East, 61.31 feet; thence North 14 degrees 14 minutes 32 seconds East, 44.74 feet; thence North 22 degrees 06 minutes 28 seconds East, 33.69 feet; thence North 43 degrees 53 minutes 23 seconds West, 46.31 feet; thence North 00 degrees 15 minutes 28 seconds West, 33.13 feet; thence North 02 degrees 17 minutes 05 seconds West, 41.72 feet; thence North 03 degrees 51 minutes 37 seconds West, 31.80 feet; thence North 15 degrees 59 minutes 20 seconds West, 41.88 feet; thence North 16 degrees 11 minutes 32 seconds West, 59.71 feet; thence North 25 degrees 45 minutes 53 seconds West, 68.52 feet; thence North 32 degrees 56 minutes 51 seconds West, 36.95 feet; thence North 09 degrees 49 minutes 32 seconds West, 55.85 feet; thence South 49 degrees 38 minutes 09 seconds West, 43.60 feet; thence North 85 degrees 59 minutes 17 seconds West, 20.91 feet; thence South 17 degrees 06 minutes 36 seconds West, 44.64 feet; thence South 04 degrees 29 minutes 57 seconds West, 50.80 feet; thence South 15 degrees 35 minutes 25 seconds east, 46.82 feet; thence South 00 degrees 29 minutes 10 seconds East, 60.34 feet; thence South 27 degrees 28 minutes 40 seconds east, 67.72 feet; thence South 29 degrees 45 minutes 39 seconds East, 46.25 feet; thence South 47 degrees 23 minutes 23 seconds East, 29.95 feet; thence South 23 degrees 56 minutes 22 seconds East, 60.11 feet; thence South 48 degrees 27 minutes 46 seconds West, 27.22 feet; thence South 16 degrees 13 minutes 55 seconds East, 50.45 feet; thence South 26 degrees 50 minutes 33 seconds East, 50.31 feet to the POINT OF BEGINNING.

Containing 1.14 acres, more or less.

Wetland Parcel "ZZ"

A part of Sections 3 and 4, Township 6 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "Z" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeastly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence North 81 degrees 31 minutes 55 seconds East, along the Southerly line of those lands described as Parcel "Z" in Official Record Book 883, Page 0200, 3549.69 feet; thence North 42 degrees 35 minutes 22 seconds East along the Northwestly line of those lands described and recorded in Official Record Book 987, Page 1306 of the public records of said county, 465.98 feet to the Northerly line of said lands; thence North 04 degrees 01 minute 54 seconds East along the Westerly line of Hillandale Acres (an unrecorded plat), 1764.59 feet to the Northwestly corner of Hillandale Acres (an unrecorded plat); thence South 50 degrees 50 minutes 03 seconds West, 389.37 feet to the POINT OF BEGINNING; thence South 27 degrees 16 minutes 17 seconds West, 82.50 feet; thence South 25 degrees 48 minutes 16 seconds West, 78.82 feet; thence North 34 degrees 06 minutes 49 seconds West, 36.87 feet; thence North 42 degrees 02 minutes 50 seconds West, 54.76 feet; thence North 13 degrees 20 minutes 48 seconds West, 51.70 feet; thence North 02 degrees 01 minute 05 seconds East, 51.80 feet; thence North 05 degrees 33 minutes 07 seconds West, 69.10 feet; thence North 14 degrees 50 minutes 56 seconds West, 52.16 feet; thence North 05 degrees 00 minutes 22 seconds West, 97.13 feet; thence North 23 degrees 16 minutes 32 seconds West, 62.76 feet; thence North 02 degrees 56 minutes 29 seconds East, 54.33 feet; thence North 42 degrees 18 minutes 12 seconds West, 77.69 feet; thence North 34 degrees 11 minutes 28 seconds West, 45.93 feet; thence North 34 degrees 03 minutes 36 seconds West, 39.35 feet; thence North 10 degrees 07 minutes 44 seconds West, 52.18 feet; thence North 00 degrees 40 minutes 22 seconds West, 70.96 feet; thence North 42 degrees 37 minutes 57 seconds West, 40.09 feet; thence North 19 degrees 56 minutes 33 seconds East, 61.11 feet; thence North 17 degrees 09 minutes 46 seconds West, 48.01 feet; thence North 00 degrees 54 minutes 40 seconds West, 50.37 feet; thence North 08 degrees 12 minutes 48 seconds East, 59.83 feet; thence North 69 degrees 24 minutes 17 seconds West, 10.75 feet; thence North 33 degrees 04 minutes 09 seconds East, 73.25 feet; thence North 46 degrees 08 minutes 25 seconds East, 34.86 feet; thence North 51 degrees 43 minutes 39 seconds East, 84.22 feet; thence South 04 degrees 24 minutes 22 seconds East, 74.43 feet; thence South 04 degrees 36 minutes 35 seconds East, 63.11 feet; thence South 06 degrees 46 minutes 21 seconds West, 66.52 feet; thence South 01 degree 48 minutes 18 seconds East, 92.73 feet; thence South 01 degree 41 minutes 50 seconds East, 141.26 feet; thence South 04 degrees 29 minutes 49 seconds West, 79.61 feet; thence South 13 degrees 19 minutes 36 seconds East, 45.93 feet; thence South 21 degrees 54 minutes 42 seconds East, 48.79 feet; thence South 22 degrees 00 minutes 30 seconds East, 91.94 feet; thence South 25 degrees 57 minutes 13 seconds East, 68.40 feet; thence South 18 degrees 01 minute 39 seconds East, 50.91 feet; thence South 29 degrees 54 minutes 56 seconds East, 58.04 feet; thence South 18 degrees 13 minutes 13 seconds East, 65.74 feet; thence South 21 degrees 03 minutes 40 seconds East, 52.33 feet to the POINT OF BEGINNING.

Containing 2.55 acres, more or less.

Wetland Parcel "EE"

A part of Sections 3, Township 6 South, Range 29 East, and a part of Section 45, Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "2" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeasterly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence North 81 degrees 31 minutes 55 seconds East, along the Southerly line of those lands described as Parcel "2" in Official Record Book 883, Page 0200, 3549.69 feet; thence North 42 degrees 35 minutes 22 seconds East along the Northwestern line of those lands described and recorded in Official Record Book 987, Page 1306 of the public records of said county, 465.98 feet to the Northerly line of said lands; thence North 04 degrees 01 minute 54 seconds East along the Western line of Hillandale Acres (an unrecorded plat), 1764.59 feet to the Northwestern corner of Hillandale Acres (an unrecorded plat); thence South 85 degrees 54 minutes 48 seconds East along the Northerly line of said Hillandale Acres, 658.76 feet to the POINT OF BEGINNING; thence continue South 85 degrees 54 minutes 48 seconds East, 69.64 feet; thence North 04 degrees 30 minutes 51 seconds East, 67.85 feet; thence North 13 degrees 00 minutes 44 seconds West, 44.68 feet thence North 07 degrees 47 minutes 15 seconds West, 44.45 feet; thence North 07 degrees 53 minutes 21 seconds West, 55.59 feet; thence North 10 degrees 28 minutes 17 seconds East, 40.82 feet; thence North 02 degrees 24 minutes 16 seconds West, 29.87 feet; thence North 08 degrees 44 minutes 48 seconds east, 38.09 feet; thence North 29 degrees 03 minutes 46 seconds East, 24.43 feet; thence North 33 degrees 18 minutes 32 seconds East, 45.71 feet; thence North 39 degrees 30 minutes 23 seconds East, 34.91 feet; thence North 15 degrees 41 minutes 28 seconds East, 40.31 feet; thence North 05 degrees 40 minutes 33 seconds East, 49.21 feet; thence North 36 degrees 24 minutes 30 seconds east, 28.72 feet; thence North 07 degrees 00 minutes 10 seconds West, 38.17 feet; thence North 17 degrees 27 minutes 02 seconds East, 40.37 feet; thence North 14 degrees 33 minutes 28 seconds West, 59.96 feet; thence North 37 degrees 56 minutes 49 seconds West, 18.70 feet; thence North 16 degrees 24 minutes 27 seconds West, 42.76 feet; thence North 13 degrees 05 minutes 10 seconds West, 43.04 feet; thence South 74 degrees 49 minutes 21 seconds West, 23.69 feet; thence North 07 degrees 29 minutes 36 seconds West, 74.82 feet; thence North 38 degrees 36 minutes 52 seconds West, 13.03 feet; thence North 54 degrees 39 minutes 36 seconds West, 27.94 feet; thence North 10 degrees 53 minutes 56 seconds West, 36.24 feet; thence North 24 degrees 20 minutes 27 seconds West, 17.90 feet; thence North 12 degrees 54 minutes 33 seconds East, 25.86 feet; thence North 01 degrees 49 minutes 49 seconds East, 49.13 feet; thence North 46 degrees 25 minutes 01 second West, 23.32 feet; thence North 40 degrees 07 minutes 35 seconds West, 33.16 feet; thence North 09 degrees 32 minutes 43 seconds East, 29.63 feet; thence North 44 degrees 59 minutes 19 seconds West, 17.81 feet; thence North 09 degrees 49 minutes 20 seconds East, 35.62 feet; thence North 11 degrees 31 minutes 17 seconds West, 58.08 feet; thence North 06 degrees 38 minutes 02 seconds East, 28.42 feet; thence North 00 degrees 14 minutes 52 seconds West, 18.49 feet; thence North 35 degrees 43 minutes 34 seconds West, 10.14 feet; thence North 29 degrees 55 minutes 26 seconds East, 55.50 feet; thence North 32 degrees 14 minutes 35 seconds West, 33.11 feet; thence North 12 degrees 02 minutes 32 seconds East, 23.85 feet; thence North 23 degrees 57 minutes 07 seconds West, 54.69 feet; thence South 75 degrees 58 minutes 09 seconds West, 20.56 feet; thence North 77 degrees 03 minutes 43 seconds West, 30.88 feet; thence North 58 degrees 26 minutes 26 seconds West, 21.43 feet; thence South 64 degrees 23 minutes 02 seconds West, 38.50 feet; thence North 11 degrees 22 minutes 12 seconds East, 27.25 feet; thence South 63 degrees 02 minutes 17 seconds West, 17.69 feet; thence North 44 degrees 11 minutes 34 seconds West, 48.03 feet; thence North 22 degrees 46 minutes 05 seconds West, 8.74 feet; thence North 24 degrees 36 minutes 20 seconds West, 32.82 feet; thence South 57 degrees 52 minutes 45 seconds West, 15.58 feet; thence North 39 degrees 42 minutes 47 seconds West, 34.30 feet; thence North 41 degrees 58 minutes 42 seconds West, 31.89 feet; thence North 23 degrees 35 minutes 25 seconds West, 47.57 feet; thence North 21 degrees 44 minutes 00 seconds West, 42.27 feet; thence North 74 degrees 46 minutes 19 seconds West, 35.28 feet; thence North 01 degree 30 minutes 56 seconds West, 9.91 feet; thence North 22 degrees 29 minutes 10 seconds West, 47.69 feet; thence North 34 degrees 33 minutes 35 seconds West, 40.87 feet; thence North 13 degrees 41 minutes 41 seconds East, 30.86 feet; thence South 78 degrees 58 minutes 07 seconds West, 24.11 feet; thence South 50 degrees 20 minutes 43 seconds West, 22.84 feet; thence South 56 degrees 39 minutes 48 seconds east, 26.31 feet; thence South 02 degrees 39 minutes 37 seconds East, 32.49 feet; thence South 01 degree 24 minutes 03 seconds East, 21.27 feet; thence South 30 degrees 56 minutes 13 seconds East, 26.42 feet; thence South 12 degrees 57 minutes 51 seconds East, 29.09 feet; thence South 23 degrees 35 minutes 25 seconds East, 44.48 feet; thence South 16 degrees 18 minutes 02 seconds East, 26.77 feet; thence South 40 degrees 00 minutes 21 seconds East, 34.67 feet; thence South 00 degrees 08 minutes 03 seconds East, 23.93

degrees 44 minutes 08 seconds East, 58.89 feet; thence South 06 degrees 56 minutes 41 seconds East, 45.55 feet; thence South 37 degrees 02 minutes 39 seconds East, 25.46 feet; thence South 00 degrees 36 minutes 11 seconds East, 31.49 feet to the POINT OF BEGINNING.

Containing 11.05 acres, more or less.

Wetland Parcel "HHH"

A part of Sections 45 and 58, Township 5 South, Range 29 West, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "2" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeastery right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence South 81 degrees 31 minutes 55 seconds West, along the Southerly line of those lands described as Parcel "2" in Official Record Book 883, Page 0200, 3549.69 feet; thence South 42 degrees 35 minutes 22 seconds West along the Northwestery line of those lands described and recorded in Official Record Book 987, Page 1306 of the public records of said county, 465.98 feet to the Northerly line of said lands; thence South 04 degrees 01 minute 54 seconds West along the Easterly line of those lands described and recorded in Official Record Book 943, Page 1057 of the public records of said county, 1764.59 feet to the Northwestery corner of Hillandale Acres (an unrecorded plat); thence South 16 degrees 41 minutes 57 seconds East, 1384.55 feet to the POINT OF BEGINNING: thence North 87 degrees 02 minutes 46 seconds West, 35.55 feet; thence North 20 degrees 38 minutes 35 seconds East, 43.75 feet; thence North 16 degrees 47 minutes 23 seconds East, 36.59 feet; thence North 09 degrees 04 minutes 44 seconds West, 27.12 feet; thence North 33 degrees 29 minutes 58 seconds West, 50.43 feet; thence North 20 degrees 37 minutes 56 seconds East, 36.57 feet; thence North 18 degrees 32 minutes 07 seconds West, 68.27 feet; thence North 16 degrees 07 minutes 12 seconds West, 68.42 feet; thence North 01 degree 42 minutes 40 seconds East, 81.58 feet; thence North 62 degrees 30 minutes 43 seconds East, 42.55 feet; thence North 24 degrees 43 minutes 55 seconds East, 52.61 feet; thence North 33 degrees 48 minutes 03 seconds East, 54.97 feet; thence North 84 degrees 30 minutes 20 seconds East, 36.11 feet; thence North 29 degrees 50 minutes 45 seconds East, 145.64 feet; thence North 00 degrees 27 minutes 39 seconds West, 29.72 feet; thence North 14 degrees 19 minutes 59 seconds West, 84.06 feet; thence North 44 degrees 31 minutes 09 seconds East, 72.31 feet; thence North 28 degrees 36 minutes 15 seconds East, 74.21 feet; thence North 56 degrees 29 minutes 41 seconds East, 65.46 feet; thence North 63 degrees 23 minutes 46 seconds East, 30.26 feet; thence North 15 degrees 12 minutes 51 seconds East, 73.06 feet; thence North 09 degrees 44 minutes 33 seconds East, 54.18 feet; thence North 29 degrees 28 minutes 36 seconds East, 52.86 feet; thence South 88 degrees 10 minutes 05 seconds East, 106.32 feet; thence South 28 degrees 02 minutes 42 seconds West, 97.57 feet; thence South 27 degrees 32 minutes 09 seconds East, 53.21 feet; thence South 37 degrees 56 minutes 16 seconds East, 47.85 feet; thence South 63 degrees 22 minutes 45 seconds East, 57.65 feet; thence South 41 degrees 03 minutes 39 seconds East, 77.87 feet; thence North 39 degrees 33 minutes 25 seconds East, 11.36 feet; thence South 33 degrees 14 minutes 50 seconds East, 70.72 feet; thence South 04 degrees 30 minutes 57 seconds East, 39.67 feet; thence South 00 degrees 42 minutes 47 seconds East, 77.10 feet; thence South 13 degrees 11 minutes 14 seconds East, 25.48 feet; thence South 13 degrees 24 minutes 51 seconds East, 57.56 feet; thence South 24 degrees 41 minutes 38 seconds East, 39.89 feet; thence South 46 degrees 03 minutes 43 seconds West, 37.18 feet; thence South 12 degrees 35 minutes 29 seconds East, 64.02 feet; thence South 27 degrees 31 minutes 44 seconds East, 60.50 feet; thence South 21 degrees 04 minutes 28 seconds West, 24.25 feet; thence South 23 degrees 41 minutes 58 seconds East, 40.73 feet; thence South 19 degrees 02 minutes 10 seconds East, 35.57 feet; thence North 77 degrees 30 minutes 36 seconds West, 14.31 feet; thence North 17 degrees 36 minutes 56 seconds West, 160.46 feet; thence North 04 degrees 21 minutes 02 seconds West 41.80 feet; thence North 15 degrees 45 minutes 48 seconds West, 115.64 feet; thence North 05 degrees 59 minutes 45 seconds West, 33.65 feet; thence North 03 degrees 35 minutes 41 seconds West, 33.76 feet; thence North 34 degrees 38 minutes 11 seconds West, 71.87 feet; thence North 60 degrees 40 minutes 55 seconds West, 100.73 feet; thence North 73 degrees 13 minutes 19 seconds West, 34.52 feet; thence South 89 degrees 04 minutes 46 seconds West, 46.31 feet; thence South 62 degrees 17 minutes 12 seconds West, 53.96 feet; thence South 47 degrees 28 minutes 58 seconds West, 58.91 feet; thence South 28 degrees 57 minutes 46 seconds West, 65.66 feet; thence South 17 degrees 20 minutes 12 seconds West, 52.94 feet; thence South 25 degrees 53 minutes 46 seconds West, 41.64 feet; thence South 23 degrees 55 minutes 27 seconds West, 136.60 feet; thence South 42 degrees 03 minutes 55 seconds West, 74.72 feet; thence South 31 degrees 26 minutes 16 seconds West, 39.25 feet; thence South 21 degrees 20 minutes 29 seconds West, 90.47 feet; thence South 10 degrees 11 minutes 03 seconds West, 40.17 feet; thence South 03 degrees 00 minutes 40 seconds West, 92.52 feet; thence South 05 degrees 23 minutes 55 seconds East, 71.20 feet; thence South 22 degrees 51 minutes 32 seconds West,

68.45 feet; thence South 12 degrees 37 minutes 56 seconds West, 44.97 feet to the POINT OF BEGINNING.

Containing 3.36 acres, more or less.

A part of Section 53, Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows: For the Point of Beginning commence at a concrete monument with a 1" disk (having no surveyors identification) found at the intersection of the Southerly line of lands described as Parcel "2" in deed recorded in the Official Records of said county in Book 883, Page 0200 with the Northeasterly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence Northwesterly along last said right-of-way line, the following 7 courses, Course No. 1: North 37 degrees 50 minutes 32 seconds West, 54.90 feet to a set concrete monument stamped "LB-4622"; Course No. 2: North 52 degrees 09 minutes 28 seconds East, 52.80 feet to a set concrete monument stamped "LB-4622"; Course No. 3: North 35 degrees 19 minutes 10 seconds West, 1067.29 feet to a found "SRD-R/W" concrete monument; Course No. 4: North 37 degrees 47 minutes 03 seconds West, 520.72 feet to a found "SRD-R/W" concrete monument; Course No. 5: North 38 degrees 30 minutes 42 seconds West, 1472.43 feet to a found "SRD-R/W" concrete monument; Course No. 6: South 62 degrees 29 minutes 49 seconds West, 84.47 feet to a found "SRD-R/W" concrete monument; Course No. 7: North 37 degrees 30 minutes Northeasterly right-of-way line of U.S. Highway No. 1 with a line described as a boundary line agreement between Gran Central Corp. and Genesis Limited Partnership, as intended to be described in said Official Records in Book 878, Page 1190; thence along the line described in said boundary line agreement, the same being the Northwesterly right-of-way line of Shannon Road (a 60-foot right-of-way as mentioned in said boundary line agreement), the following 2 courses, Course No. 1: North 38 degrees 53 minutes 53 seconds East, 3140.74 feet to a found 0.5 foot diameter concrete monument stamped "Florida East Coast Railway Co., LB-169" at a point of curvature; Course No. 2: thence in a Northeasterly direction, along the arc of a curve, said curve being concave Southeasterly and having a radius of 730.0 feet, a chord bearing and distance of North 42 degrees 38 minutes 24 seconds East, 95.28 feet to a found 0.5 foot concrete monument stamped "Florida East Coast Railway Co., LB-169"; thence continue along said boundary line agreement, the following 2 courses, Course No. 1: North 33 degrees 37 minutes 31 seconds West, 809.97 feet to a found concrete monument with a 1" disk (having no surveyor identification); Course No. 2: North 14 degrees 22 minutes 53 seconds East, 637.70 feet; thence South 75 degrees 37 minutes 07 seconds East, 5.83 feet to the POINT OF BEGINNING. Thence North 76 degrees 37 minutes 15 seconds East, 36.85 feet; thence North 70 degrees 13 minutes 20 seconds East, 30.85 feet; thence North 25 degrees 20 minutes 15 seconds East, 43.83 feet; thence South 51 degrees 53 minutes 22 seconds East, 24.50 feet; thence North 53 degrees 19 minutes 30 seconds East, 26.32 feet; thence South 73 degrees 00 minutes 00 seconds East, 12.00 feet; thence North 61 degrees 50 minutes 13 seconds East, 21.80 feet; thence North 17 degrees 08 minutes 22 seconds West, 16.25 feet; thence South 56 degrees 25 minutes 54 seconds East, 24.15 feet; thence North 82 degrees 33 minutes 58 seconds East, 34.48 feet; thence South 86 degrees 04 minutes 06 seconds East, 25.14 feet; thence South 36 degrees 39 minutes 27 seconds East, 14.68 feet; thence South 39 degrees 39 minutes 38 seconds East, 35.17 feet; thence South 38 degrees 34 minutes 44 seconds East, 34.16 feet; thence South 07 degrees 16 minutes 08 seconds East, 57.56 feet; thence South 01 degree 23 minutes 55 seconds East, 63.58 feet; thence South 01 degree 04 minutes 09 seconds West, 59.60 feet; thence South 01 degree 14 minutes 44 seconds East, 25.17 feet; thence South 28 degrees 40 minutes 38 seconds East, 61.55 feet; thence South 17 degrees 48 minutes 54 seconds East, 47.35 feet; thence South 06 degrees 47 minutes 11 seconds West, 51.67 feet; thence South 02 degrees 07 minutes 41 seconds East, 41.69 feet; thence South 47 degrees 52 minutes 34 seconds East, 31.97 feet; thence South 19 degrees 49 minutes 47 seconds West, 67.21 feet; thence South 80 degrees 24 minutes 36 seconds East, 50.91 feet; thence South 11 degrees 56 minutes 26 seconds East, 30.01 feet; thence South 61 degrees 45 minutes 42 seconds West, 34.07 feet; thence South 51 degrees 01 minutes 52 seconds East, 56.78 feet; thence North 82 degrees 05 minutes 43 seconds West, 27.50 feet; thence South 26 degrees 48 minutes 33 seconds West, 48.91 feet; thence North 38 degrees 28 minutes 57 seconds West, 50.75 feet; thence South 79 degrees 21 minutes 29 seconds West, 36.21 feet; thence North 52 degrees 11 minutes 42 seconds East, 33.10 feet; thence North 09 degrees 19 minutes 37 seconds East, 17.08 feet; thence South 72 degrees 08 minutes 17 seconds West, 9.48 feet; thence North 27 degrees 31 minutes 37 seconds East, 7.36 feet; thence North 49 degrees 51 minutes 06 seconds West, 32.95 feet; thence North 36 degrees 28 minutes 27 seconds East, 29.27 feet; thence North 81 degrees 12 minutes 36 seconds West, 7.00 feet; thence North 22 degrees 17 minutes 37 seconds West, 32.90 feet; thence South 71 degrees 41 minutes 19 seconds East, 29.04 feet; thence North 50 degrees 47 minutes 42 seconds West, 42.38 feet; thence North 36 degrees 30 minutes 32 seconds West, 39.26 feet; thence North 54 degrees 50 minutes 03 seconds East, 40.35 feet; thence North 03 degrees 36 minutes 25 seconds West, 51.13 feet; thence North 47 degrees 07 minutes 36 seconds West, 42.21 feet; thence North 48 degrees 56 minutes 12 seconds West, 49.38 feet; thence North 35 degrees 47 minutes 44 seconds West, 61.01 feet; thence North 29 degrees 43 minutes 36 seconds West, 46.30 feet; thence North 04 degrees 12 minutes 59 seconds West, 51.63 feet; thence North 35 degrees 14 minutes 46 seconds West, 33.53 feet; thence North 33 degrees 07 minutes 29 seconds West, 52.36 feet; thence South 76 degrees 21 minutes 30

seconds West, 29.96 feet; thence North 46 degrees 26 minutes 06 seconds West, 20.01 feet; thence North 55 degrees 48 minutes 30 seconds West, 42.50 feet; thence North 40 degrees 56 minutes 52 seconds West, 37.56 feet to the POINT OF BEGINNING.

Containing 1.81 acres, more or less.

THE LAND THUS DESCRIBED CONTAINS 863.30 ACRES, MORE OR LESS.

AREA TABLE

GROSS AREA	989.01 ACRES
EXCEPTION WETLAND PARCEL DESIGNATION	AREA IN ACRES
C	6.82
E	29.70
JJJ	0.69
Z	0.58
X	1.96
EE	49.94
WW	3.75
BBB	12.36
CCC	1.14
ZZ	2.55
EEE	11.05
HHH	3.36
W	1.81
TOTAL EXCEPTION	125.71
GROSS AREA _____ 989.01 ACRES	
-TOTAL EXCEPTION AREA _____ 125.71 ACRES	
NET =	863.30 ACRES

PARCEL 3:

A PORTION OF SECTIONS 44, 54, 60 AND 61, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS DESCRIBED AS PARCEL "2" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 883, PAGE 200 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 81°31'55"EAST, 394.18 FEET; THENCE NORTH 12°43'20"WEST, 881.84 FEET; THENCE NORTH 01°26'34"WEST, 525.70 FEET; THENCE NORTH 13°44'35"WEST, 1824.28 FEET; THENCE SOUTH 89°43'51"EAST, 463.73 FEET; THENCE NORTH 14°07'15"WEST, 1204.17 FEET; THENCE SOUTH 84°34'41"WEST, 63.87 FEET TO A POINT ON A CURVE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11°58'20"WEST, 567.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 28°21'59"WEST, 408.05 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03°28'17"EAST, 588.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°18'33"EAST, 128.32 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 588.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 17°28'58"EAST, 366.17 FEET TO A POINT OF COMPOUND CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 870.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42°04'48"WEST, 873.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 178.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 65°33'28"WEST, 105.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°21'55"WEST, 80.88 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 532.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 51°44'56"WEST, 62.80 FEET; THENCE SOUTH 38°30'42"EAST, 252.88 FEET; THENCE SOUTH 51°28'18"WEST, 175.00 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 38°30'42"WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 700.00 FEET; THENCE NORTH 51°28'18"EAST, 175.00 FEET; THENCE SOUTH 38°30'42"EAST, 252.88 FEET TO A POINT ON A CURVE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 542.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 70°14'57"EAST, 286.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 23°24'13"EAST, 877.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 650.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04°58'28"WEST, 733.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29°21'38"EAST, 237.10 FEET; THENCE NORTH 58°20'57"WEST, 420.35 FEET; THENCE SOUTH 85°18'20"WEST, 510.87 FEET TO A POINT WHICH IS 60.00 FEET SOUTHEASTERLY OF, AT RIGHT ANGLE TO, THE SOUTHERN MOST LEG OF A BOUNDARY LINE AGREEMENT BETWEEN GRAN CENTRAL CORP. AND GENESIS LIMITED PARTNERSHIP, AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1180; THENCE SOUTH 38°53'53"WEST, ALONG A LINE PARALLEL TO SAID BOUNDARY LINE AGREEMENT, 1480.78 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 37°50'32"WEST, ALONG SAID RIGHT-OF-WAY LINE, 61.64 FEET TO ITS INTERSECTION WITH AFOREMENTIONED BOUNDARY LINE AGREEMENT; THENCE THE FOLLOWING 5 COURSES ALONG SAID BOUNDARY LINE AGREEMENT; COURSE NO. 1- NORTH 38°53'53"EAST, 3140.74 FEET TO A POINT OF CURVATURE; COURSE NO.2- IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 735.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°38'52"EAST, 95.28 FEET; COURSE NO. 3- NORTH 33°37'31"WEST, 888.87 FEET; COURSE NO. 4- NORTH 14°22'53"EAST, 4585.21 FEET; COURSE NO. 5- SOUTH 88°57'27"EAST, 1780.82 FEET; THENCE SOUTH 18°14'32"EAST, 2318.27 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE NORTH 44°20'42"EAST, 251.11 FEET; THENCE NORTH 85°36'36"EAST, 183.37 FEET; THENCE SOUTH 64°02'19"EAST, 582.89 FEET; THENCE SOUTH 00°45'13"WEST, 314.66 FEET, THENCE SOUTH 46°42'50"EAST, 502.58 FEET; THENCE SOUTH 24°57'42"EAST, 111.18 FEET; THENCE SOUTH 41°02'24"WEST, 238.88 FEET; THENCE NORTH 58°24'17"WEST, 807.61 FEET; THENCE NORTH 38°24'51"WEST, 252.89 FEET; THENCE SOUTH 72°20'12"WEST, 77.75 FEET TO A POINT ON A CURVE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 840.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 31°12'17"WEST, 380.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 44°17'32"WEST, 244.12 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF SECTIONS 44 AND 61, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS DESCRIBED AS PARCEL "2" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 883, PAGE 200 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 81°31'55"EAST, 394.19 FEET; THENCE NORTH 12°43'20"WEST, 881.84 FEET; THENCE NORTH 01°26'34"WEST, 525.70 FEET; THENCE NORTH 13°44'35"WEST, 1924.28 FEET; THENCE SOUTH 89°43'51"EAST, 463.73 FEET; THENCE NORTH 14°07'15"WEST, 1204.17 FEET; THENCE SOUTH 84°34'41"WEST, 83.87 FEET TO A POINT ON A CURVE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11°58'20"WEST, 567.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 28°21'59"WEST, 408.06 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03°28'17"EAST, 598.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°18'33"EAST, 126.32 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 588.38 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 17°28'58"EAST, 366.17 FEET TO A POINT OF COMPOUND CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 870.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42°04'49"WEST, 873.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 178.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 65°33'28"WEST, 105.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°21'55"WEST, 80.88 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 532.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 51°44'56"WEST, 82.80 FEET; THENCE SOUTH 38°30'42"EAST, 252.98 FEET; THENCE SOUTH 51°29'18"WEST, 175.00 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 38°30'42"WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 700.00 FEET; THENCE NORTH 51°29'18"EAST, 175.00 FEET; THENCE SOUTH 38°30'42"EAST, 252.88 FEET TO A POINT ON A CURVE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 542.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 70°14'57"EAST, 298.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 23°24'13"EAST, 877.65 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 650.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 05°58'28"WEST, 733.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°21'59"EAST, 237.19 FEET; THENCE NORTH 58°20'57"WEST, 420.35 FEET; THENCE SOUTH 85°18'20"WEST, 510.87 FEET TO A POINT WHICH IS 60.00 FEET SOUTHEASTERLY OF, AT RIGHT ANGLE TO, THE SOUTHERN MOST LEG OF A BOUNDARY LINE AGREEMENT BETWEEN GRAN CENTRAL CORP. AND GENESIS LIMITED PARTNERSHIP, AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1180; THENCE SOUTH 38°53'53"WEST, ALONG A LINE PARALLEL TO SAID BOUNDARY LINE AGREEMENT, 1480.78 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 37°50'32"WEST, ALONG SAID RIGHT-OF-WAY LINE, 61.64 FEET TO ITS INTERSECTION WITH AFOREMENTIONED BOUNDARY LINE AGREEMENT; THENCE THE FOLLOWING 5 COURSES ALONG SAID BOUNDARY LINE AGREEMENT; COURSE NO. 1- NORTH 38°53'53"EAST, 3140.74 FEET TO A POINT OF CURVATURE; COURSE NO.2- IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 735.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°36'52"EAST, 95.28 FEET; COURSE NO. 3- NORTH 33°37'31"WEST, 809.87 FEET; COURSE NO. 4- NORTH 14°22'53"EAST, 4585.21 FEET; COURSE NO. 5- SOUTH 89°57'27"EAST, 2932.17 FEET; THENCE SOUTH 48°15'13"EAST, 2833.28 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE SOUTH 01°03'11"WEST, 221.48 FEET; THENCE SOUTH 37°04'38"WEST, 418.33 FEET; THENCE SOUTH 07°10'58"EAST, 883.79 FEET; THENCE SOUTH 88°07'25"WEST, 246.87 FEET; THENCE NORTH 32°51'27"WEST, 158.80 FEET; THENCE NORTH 08°32'32"EAST, 241.41 FEET; THENCE NORTH 35°37'38"WEST, 150.00 FEET; THENCE NORTH 15°18'07"EAST, 85.62 FEET; THENCE NORTH 28°40'31"WEST, 206 FEET, MORE OR LESS, TO THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 347, PAGE 827; THENCE IN A NORTHERLY DIRECTION ALONG SAID EASTERLY LINE, 87 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LANDS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LANDS, 148 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF A WEST LINE OF LANDS DESCRIBED AS "PARCEL 3C" IN DEED RECORDED IN SAID OFFICIAL RECORDS IN BOOK 719, PAGE 1108; THENCE IN A NORTHERLY DIRECTION ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID WEST LINE 250 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID "PARCEL 3C"; THENCE IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE, 35 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LANDS DESCRIBED AS "PARCEL 3B" IN SAID BOOK 719, PAGE 1108; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID "PARCEL 3B" 148 FEET, MORE OR LESS; THENCE NORTH 75°21'40" EAST, 730 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

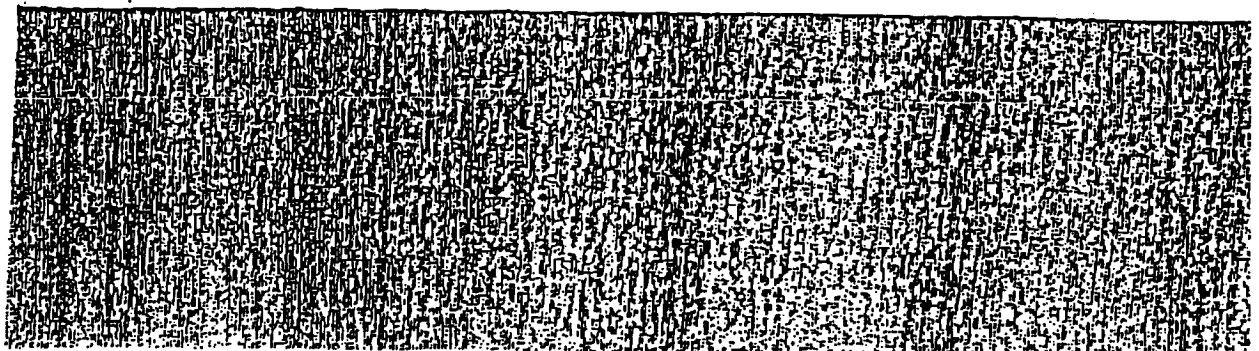
PARCEL 5:

A PORTION OF SECTIONS 44, 54 AND 55 TOWNSHIP 5 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS DESCRIBED AS PARCEL "2" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 883, PAGE 200 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW

ESTABLISHED), THENCE NORTH 81°31'55" EAST, 394.10 FEET; THENCE NORTH 12°43'20" WEST, 881.94 FEET; THENCE NORTH 01°20'34" WEST, 525.70 FEET; THENCE NORTH 13°44'35" WEST, 1824.28 FEET; THENCE SOUTH 89°43'51" EAST, 463.73 FEET; THENCE NORTH 14°07'15" WEST, 1204.17 FEET; THENCE SOUTH 84°34'41" WEST, 63.87 FEET TO POINT ON A CURVE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11°58'20" WEST, 567.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 29°21'59" WEST, 408.06 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03°28'17" EAST, 596.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°18'33" EAST, 126.32 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 588.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 17°28' EAST, 366.17 FEET TO A POINT OF COMPOUND CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 870.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42°04'49" WEST, 873.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 178.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 65°33'28" WEST, 105.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°21'55" WEST, 80.88 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 532.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 51°44'56" WEST, 62 FEET; THENCE SOUTH 38°30'42" EAST, 252.88 FEET; THENCE SOUTH 51°28'18" WEST, 175.00 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 38°30'42" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 70X FEET; THENCE NORTH 51°28'18" EAST, 175.00 FEET; THENCE SOUTH 38°30'42" EAST, 252.88 FEET TO A POINT ON A CURVE; THENCE AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 542.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 70°14'57" EAST, 288.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 23°74'13" EAST, 877.85 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04°58'28" WEST, 733.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29°21'59" EAST, 237.10 FEET; THENCE NORTH 59°20'57" WEST, 420.35 FEET; THENCE SOUTH 85°18' WEST, 510.87 FEET TO A POINT WHICH IS 80.00 FEET SOUTHEASTERLY OF, AT RIGHT ANGLE TO, THE SOUTHERN MOST LEG OF A BOUNDARY LINE AGREEMENT BETWEEN GRAN CENTRAL CORP. AND GENESIS LIMITED PARTNERSHIP, AS INTENDED TO BE DESCRIBED IN DEED RECORDED THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1180; THENCE SOUTH 38°53'53" WEST, ALONG A LINE PARALLEL SAID BOUNDARY LINE AGREEMENT, 1480.78 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 37°50'32" WEST, ALONG SAID RIGHT-OF-WAY LINE, 81.84 FEET TO ITS INTERSECTION WITH AFOREMENTIONED BOUNDARY LINE AGREEMENT; THENCE THE FOLLOWING 5 COURSES ALONG SAID BOUNDARY LINE AGREEMENT; COURSE NO. 1- NORTH 38°53'53" EAST, 3140.74 FEET TO A POINT OF CURVATURE; COURSE NO. 2- IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 735.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°38'52" EAST, 95.28 FEET; COURSE NO. 3- NORTH 33°37'31" WEST, 809.97 FEET; COURSE NO. 4- NORTH 14°22'53" EAST, 4585.21 FEET; COURSE NO. 5- SOUTH 89°57'27" EAST, 2832.17 FEET; THENCE SOUTH 22°04'05" EAST, 3138.85 FEET TO THE POINT OF BEGINNING

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 40°22'11" EAST, 182.45 FEET; THENCE SOUTH 16°09'20" WEST, 88.59 FEET; THENCE SOUTH 37°04'28" WEST, 1474.89 FEET; THENCE NORTH 55°50'48" WEST, 70.28 FEET; THENCE NORTH 27°03'14" EAST, 38.28 FEET; THENCE NORTH 13°55'13" WEST, 10.80 FEET; THENCE SOUTH 53°43'52" WEST, 30.33 FEET; THENCE SOUTH 77°26'33" WEST, 35.51 FEET; THENCE NORTH 86°57'39" WEST, 80.74 FEET; THENCE NORTH 45°21'30" WEST, 72.82 FEET; THENCE NORTH 28°55'32" EAST, 88.53 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 785.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 02°28'18" WEST, 820.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 34°54'09" WEST, 118.59 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 580.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 33°44'19" WEST, 22.75 FEET; THENCE SOUTH 81°40'00" EAST, 150.00 FEET; THENCE SOUTH 56°20'44" EAST, 278.29 FEET; THENCE SOUTH 86°51'50" EAST, 210.00 FEET; THENCE NORTH 48°42'37" EAST, 538.08 FEET; THENCE NORTH 59°41'57" EAST, 133.95 FEET TO THE POINT OF BEGINNING.



PARCEL "A"

A PORTION OF THE JAMES ARNAU GRANT, SECTION 45 TOGETHER WITH A PORTION OF THE THERESA MARSHALL GRANT, SECTION 59, BOTH IN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF TRACT "D" OF MARSHALL CREEK DRI UNIT SV-2, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 44, PAGES 25 THROUGH 29 OF THE OFFICIAL RECORDS OF SAID COUNTY. THENCE SOUTH 85°54'48" EAST, ALONG THE NORTHERLY LINE OF HILLANDALE ACRES (AN UNRECORDED SUBDIVISION), 445.65 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN BOOK 943, PAGE 1057 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 04°00'44" EAST, ALONG SAID WESTERLY LINE, 1252.54 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE NORTH 87°19'38" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS, 1171.48 FEET, MORE OR LESS TO THE U.S. GOVERNMENT LAND OFFICE MEANDER LINE FOR SECTIONS 61, 44, 59, AND 45 AS SURVEYED BY A.M. RANDOLPH & R.W. NORRIS IN 1850 AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE THE FOLLOWING (3) COURSES ALONG SAID MEANDER LINE: COURSE (1)- NORTH 21°11'07" WEST, 740 FEET, MORE OR LESS; COURSE (2)- NORTH 82°48'53" EAST, 165 FEET, MORE OR LESS; COURSE (3)- NORTH 11°11'07" WEST, 290 FEET, MORE OR LESS, TO A POINT WHERE THE U.S. GOVERNMENT LAND OFFICE MEANDER LINE INTERSECTS THE EDGE OF MARSH, BEING HEREINAFTER DESCRIBED AS POINT "A"; THENCE GENERALLY IN A SOUTHERLY, EASTERLY AND A SOUTHERLY DIRECTION, ALONG THE EDGE OF MARSH AND THE MEANDERING THEREOF, 1840 FEET, MORE OR LESS, TO A POINT ON THE AFOREMENTIONED NORTHERLY LINE; THENCE SOUTH 87°19'38" WEST, ALONG SAID NORTHERLY LINE, 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "B"

A PORTION OF THE THERESA MARSHALL GRANT, SECTION 59, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT WHERE THE U.S. GOVERNMENT LAND OFFICE MEANDER LINE INTERSECTS THE EDGE OF MARSH AND BEARS NORTH 11°11'07" WEST, 200 FEET, MORE OR LESS FROM AFOREMENTIONED POINT "A"; THENCE NORTH 11°11'07" WEST, CONTINUING ALONG LAST SAID MEANDER LINE, 440 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID MEANDER LINE; THENCE NORTH 29°11'07" WEST, ALONG SAID MEANDER LINE, 120 FEET, MORE OR LESS TO A POINT WHERE THE U.S. GOVERNMENT LAND OFFICE MEANDER LINE INTERSECTS THE EDGE OF MARSH, BEING HEREINAFTER REFERRED TO AS POINT "B"; THENCE GENERALLY IN A NORTHERLY, SOUTHERLY AND A WESTERLY DIRECTION, ALONG SAID EDGE OF MARSH AND THE MEANDERING THEREOF, 1700 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE AFOREMENTIONED GOVERNMENT MEANDER LINE, SAID POINT BEING THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "C"

A PORTION OF THE THERESA MARSHALL GRANT, SECTION 59, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A POINT WHERE THE U.S. GOVERNMENT LAND OFFICE MEANDER LINE INTERSECTS THE EDGE OF MARSH AND BEARS NORTH 29°11'07" WEST, 180 FEET, MORE OR LESS FROM AFOREMENTIONED POINT "B"; THENCE NORTH 29°11'07" WEST, CONTINUING ALONG SAID MEANDER LINE, 340 FEET, MORE OR LESS; THENCE GENERALLY IN A NORTHEASTERLY AND A SOUTHERLY DIRECTION, ALONG SAID EDGE OF MARSH AND THE MEANDERING THEREOF, 710 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE AFOREMENTIONED U.S. GOVERNMENT LAND OFFICE MEANDER LINE AND THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "D"

A PORTION OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 29 EAST TOGETHER WITH A PORTION OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT A POINT WHERE THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH LOOP PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), ACCORDING TO MAP OF MARSHALL CREEK DRI UNIT ONE, AS RECORDED IN MAP BOOK 41, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF SAID COUNTY. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE THE FOLLOWING 5 COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1: COURSE (1)- SOUTH 38°30'42" EAST, 516.71 FEET; COURSE (2)- SOUTH 37°47'03" EAST, 520.72 FEET; COURSE (3)- SOUTH 35°19'10" EAST, 1,067.29 FEET; COURSE (4)- SOUTH 52°09'28" WEST, 52.80 FEET; COURSE (5)- SOUTH 37°50'32" EAST, 54.90 FEET; THENCE NORTH 81°31'55" EAST, DEPARTING LAST SAID RIGHT-OF-WAY LINE, 1,303.49 FEET; THENCE NORTH 27°20'40" EAST, 28.10 FEET; THENCE NORTH 63°34'16" WEST, 49.53 FEET; THENCE NORTH 37°07'43" WEST, 37.95 FEET; THENCE NORTH 21°54'50" WEST, 13.35 FEET; THENCE NORTH 82°25'32" WEST, 64.95

FEET; THENCE NORTH 58°39'22" WEST, 34.60 FEET; THENCE NORTH 36°01'45" WEST, 40.06 FEET; THENCE NORTH 09°51'24" WEST, 27.47 FEET; THENCE NORTH 28°44'28" WEST, 27.43 FEET; THENCE NORTH 47°36'02" WEST, 64.38 FEET; THENCE NORTH 43°56'49" EAST, 44.63 FEET; THENCE NORTH 19°22'16" WEST, 46.34 FEET; THENCE NORTH 16°03'34" EAST, 53.77 FEET; THENCE NORTH 76°04'43" WEST, 17.44 FEET; THENCE NORTH 41°31'41" WEST, 32.21 FEET; THENCE NORTH 26°41'25" EAST, 59.58 FEET; THENCE NORTH 04°58'11" EAST, 35.29 FEET; THENCE NORTH 05°08'55" WEST, 49.00 FEET; THENCE NORTH 71°20'42" EAST, 37.45 FEET; THENCE SOUTH 88°04'47" EAST, 42.20 FEET; THENCE SOUTH 34°21'12" EAST, 14.26 FEET; THENCE NORTH 11°28'41" WEST, 50.35 FEET; THENCE NORTH 14°29'44" EAST, 11.58 FEET; THENCE NORTH 49°05'27" WEST, 62.14 FEET; THENCE NORTH 19°16'36" WEST, 39.77 FEET; THENCE NORTH 51°59'23" WEST, 30.57 FEET; THENCE SOUTH 40°14'38" WEST, 22.68 FEET; THENCE NORTH 64°09'50" WEST, 54.91 FEET; THENCE SOUTH 86°13'44" EAST, 39.20 FEET; THENCE SOUTH 81°59'09" EAST, 8.26 FEET; THENCE NORTH 42°06'05" EAST, 26.55 FEET; THENCE NORTH 05°49'47" EAST, 51.41 FEET; THENCE NORTH 29°21'30" WEST, 63.00 FEET; THENCE NORTH 05°56'26" WEST, 79.16 FEET; THENCE NORTH 25°52'25" WEST, 38.14 FEET; THENCE NORTH 18°52'53" WEST, 26.18 FEET; THENCE NORTH 24°33'12" WEST, 40.62 FEET; THENCE NORTH 08°16'43" EAST, 37.50 FEET; THENCE NORTH 30°25'43" WEST, 75.47 FEET; THENCE NORTH 45°59'58" WEST, 26.68 FEET; THENCE NORTH 24°58'07" WEST, 25.60 FEET; THENCE NORTH 12°13'11" WEST, 38.31 FEET; THENCE NORTH 02°21'06" WEST, 43.77 FEET; THENCE NORTH 01°53'18" EAST, 42.70 FEET; THENCE NORTH 17°35'29" EAST, 56.18 FEET; THENCE NORTH 36°22'56" EAST, 34.24 FEET; THENCE NORTH 57°44'37" EAST, 53.81 FEET; THENCE NORTH 41°31'46" EAST, 44.49 FEET; THENCE NORTH 43°53'52" EAST, 38.49 FEET; THENCE NORTH 23°11'42" EAST, 39.20 FEET; THENCE NORTH 05°04'24" WEST, 47.30 FEET; THENCE NORTH 05°04'05" WEST, 5.40 FEET; THENCE NORTH 18°17'04" WEST, 50.16 FEET; THENCE NORTH 12°55'30" WEST, 59.78 FEET; THENCE NORTH 09°52'07" WEST, 38.07 FEET; THENCE NORTH 26°01'39" WEST, 91.19 FEET; THENCE NORTH 19°41'23" WEST, 44.72 FEET; THENCE NORTH 27°04'33" WEST, 43.13 FEET; THENCE NORTH 12°41'29" WEST, 54.73 FEET; THENCE NORTH 24°11'08" WEST, 78.77 FEET; THENCE NORTH 12°53'23" WEST, 47.55 FEET; THENCE NORTH 22°26'31" WEST, 52.19 FEET; THENCE NORTH 03°32'06" WEST, 54.58 FEET; THENCE NORTH 19°01'54" WEST, 54.84 FEET; THENCE NORTH 09°28'37" WEST, 58.77 FEET; THENCE NORTH 32°51'14" EAST, 24.88 FEET; THENCE NORTH 10°23'59" EAST, 22.03 FEET; THENCE NORTH 18°21'26" WEST, 55.04 FEET; THENCE NORTH 42°43'26" WEST, 55.58 FEET; THENCE SOUTH 47°54'54" WEST, 25.15 FEET; THENCE SOUTH 23°12'48" WEST, 37.87 FEET; THENCE SOUTH 07°39'21" EAST, 26.85 FEET; THENCE SOUTH 04°11'57" EAST, 46.56 FEET; THENCE SOUTH 14°43'10" EAST, 49.48 FEET; THENCE SOUTH 48°22'49" WEST, 22.99 FEET; THENCE SOUTH 67°22'57" WEST, 42.77 FEET; THENCE NORTH 80°07'23" WEST, 46.50 FEET; THENCE NORTH 43°59'12" WEST, 56.66 FEET; THENCE NORTH 30°06'33" WEST, 60.80 FEET; THENCE NORTH 14°27'32" WEST, 68.17 FEET; THENCE NORTH 07°22'37" EAST, 34.09 FEET; THENCE NORTH 70°28'21" WEST, 34.66 FEET; THENCE NORTH 22°55'13" EAST, 28.56 FEET; THENCE NORTH 66°34'20" WEST, 37.11 FEET; THENCE NORTH 61°45'22" WEST, 24.72 FEET; THENCE SOUTH 87°12'54" WEST, 56.04 FEET; THENCE SOUTH 21°39'25" WEST, 105.68 FEET; THENCE SOUTH 67°05'42" EAST, 23.42 FEET; THENCE SOUTH 19°10'48" EAST, 48.23 FEET; THENCE SOUTH 16°44'25" EAST, 42.24 FEET; THENCE SOUTH 13°24'20" EAST, 36.43 FEET; THENCE SOUTH 19°51'37" EAST, 34.87 FEET; THENCE SOUTH 46°20'33" EAST, 18.10 FEET; THENCE SOUTH 56°53'23" EAST, 63.96 FEET; THENCE SOUTH 57°59'53" EAST, 48.71 FEET; THENCE SOUTH 61°11'34" EAST, 29.71 FEET; THENCE SOUTH 65°55'26" EAST, 66.94 FEET; THENCE SOUTH 53°19'56" EAST, 56.21 FEET; THENCE SOUTH 47°18'08" EAST, 45.98 FEET; THENCE SOUTH 22°40'59" EAST, 53.56 FEET; THENCE SOUTH 18°47'44" EAST, 50.05 FEET; THENCE SOUTH 22°04'31" WEST, 33.57 FEET; THENCE SOUTH 18°20'41" EAST, 36.17 FEET; THENCE SOUTH 08°13'35" EAST, 71.10 FEET; THENCE SOUTH 24°46'23" WEST, 27.69 FEET; THENCE SOUTH 07°44'35" EAST, 13.11 FEET; THENCE SOUTH 09°26'37" EAST, 102.73 FEET; THENCE SOUTH 12°03'47" EAST, 17.16 FEET; THENCE SOUTH 05°41'11" EAST, 76.21 FEET; THENCE SOUTH 01°27'24" EAST, 57.67 FEET; THENCE SOUTH 75°58'40" WEST, 66.41 FEET; THENCE SOUTH 89°34'06" WEST, 26.28 FEET; THENCE NORTH 82°18'24" WEST, 57.14 FEET; THENCE SOUTH 33°40'23" WEST, 68.72 FEET; THENCE SOUTH 50°15'41" WEST, 34.11 FEET; THENCE SOUTH 10°23'02" EAST, 61.73 FEET; THENCE SOUTH 80°34'17" EAST, 29.53 FEET; THENCE SOUTH 47°04'03" EAST, 26.40 FEET; THENCE SOUTH 10°33'33" EAST, 32.76 FEET; THENCE SOUTH 49°55'40" EAST, 42.02 FEET; THENCE SOUTH 17°53'21" EAST, 27.75 FEET; THENCE SOUTH 52°49'36" EAST, 41.03 FEET; THENCE SOUTH 25°00'23" EAST, 38.72 FEET; THENCE SOUTH 21°15'06" EAST, 42.66 FEET; THENCE SOUTH 38°46'49" WEST, 48.34 FEET; THENCE SOUTH 06°54'52" EAST, 22.14 FEET; THENCE SOUTH 10°11'45" WEST, 53.17 FEET; THENCE SOUTH 21°06'43" WEST, 26.22 FEET; THENCE SOUTH 07°35'11" WEST, 41.61 FEET; THENCE SOUTH 07°53'01" WEST, 41.72 FEET; THENCE SOUTH 79°34'44" WEST, 32.54 FEET; THENCE SOUTH 82°16'48" WEST, 40.67 FEET; THENCE NORTH 22°50'30" WEST, 28.88 FEET; THENCE NORTH 13°03'57" WEST, 23.48 FEET; THENCE NORTH 28°31'01" WEST, 49.06 FEET; THENCE NORTH 23°03'20" EAST, 58.09 FEET; THENCE NORTH 14°50'16" WEST, 65.72 FEET; THENCE NORTH 38°47'22" WEST, 47.99 FEET; THENCE NORTH 02°12'07" WEST, 31.67 FEET; THENCE NORTH 43°39'15" WEST, 40.68 FEET; THENCE NORTH 12°46'27" WEST, 34.71 FEET; THENCE NORTH 12°18'56" EAST, 77.15 FEET; THENCE NORTH 46°13'30" EAST, 35.85 FEET; THENCE NORTH 08°28'20" WEST, 67.74 FEET; THENCE NORTH 24°51'47" WEST, 60.32 FEET; THENCE NORTH 20°30'39" WEST, 36.15 FEET; THENCE NORTH 30°27'09" WEST, 38.92 FEET; THENCE NORTH 37°05'45" EAST, 62.45 FEET; THENCE NORTH 09°42'05" WEST, 54.11 FEET; THENCE NORTH 05°28'42" WEST, 67.55 FEET; THENCE NORTH 30°35'39" WEST, 48.99 FEET; THENCE NORTH 11°30'43" EAST, 65.87 FEET; THENCE NORTH 23°05'21" WEST, 29.22 FEET; THENCE SOUTH 65°18'57" WEST, 38.52 FEET; THENCE NORTH 03°24'30" WEST, 81.61 FEET; THENCE NORTH 28°35'27" WEST, 36.15 FEET; THENCE NORTH 17°51'02" WEST, 51.52 FEET; THENCE NORTH 25°47'20" WEST, 47.17 FEET; THENCE NORTH 59°02'19" WEST, 8.09 FEET; THENCE NORTH 22°59'01" WEST, 67.77 FEET; THENCE NORTH 18°49'16" WEST, 77.41 FEET; THENCE NORTH 21°37'51" WEST, 55.70 FEET; THENCE NORTH 28°20'37" WEST, 31.34 FEET; THENCE NORTH 11°29'42" WEST, 82.01 FEET; THENCE NORTH 49°16'07" EAST, 76.37

FEET; THENCE NORTH 26°34'39" EAST, 71.88 FEET; THENCE NORTH 46°40'39" WEST, 39.69 FEET; THENCE NORTH 43°26' WEST, 47.87 FEET; THENCE NORTH 00°54'41" WEST, 80.98 FEET; THENCE NORTH 04°42'57" WEST, 53.19 FEET; THENCE NORTH 42°59'17" EAST, 22.25 FEET; THENCE NORTH 10°50'57" WEST, 95.08 FEET; THENCE NORTH 20°05'38" WEST, 77.01 FEET; THENCE NORTH 22°43'29" WEST, 72.87 FEET; THENCE NORTH 22°12'46" EAST, 53.83 FEET; THENCE NORTH 21°00'22" EAST, 50.52 FEET; THENCE NORTH 03°23'49" EAST, 64.53 FEET; THENCE NORTH 11°25'47" WEST, 41.27 FEET; THENCE NORTH 20°07'30" EAST, 25.57 FEET; THENCE NORTH 16°27'23" WEST, 51.67 FEET; THENCE NORTH 15°08'25" EAST, 56.39 FEET; THENCE NORTH 23°52'02" WEST, 46.26 FEET; THENCE NORTH 23°43'57" WEST, 45.52 FEET; THENCE NORTH 20°39'59" WEST, 52.76 FEET; THENCE NORTH 39°36'06" WEST, 37.57 FEET; THENCE NORTH 32°17'48" WEST, 48.49 FEET; THENCE NORTH 04°04'20" EAST, 42.40 FEET; THENCE NORTH 26°03'51" WEST, 85.44 FEET; THENCE NORTH 13°11'24" EAST, 51.17 FEET; THENCE NORTH 47°52'39" WEST, 74.54 FEET; THENCE NORTH 47°45'12" WEST, 63.20 FEET; THENCE NORTH 51°54'32" WEST, 93.07 FEET; THENCE NORTH 13°55'43" WEST, 51.60 FEET; THENCE NORTH 21°25'08" WEST, 49.25 FEET; THENCE NORTH 08°44'20" EAST, 51.27 FEET; THENCE NORTH 03°55'42" WEST, 57.72 FEET; THENCE NORTH 21°45'29" EAST, 62.04 FEET; THENCE NORTH 31°45'20" WEST, 53.68 FEET; THENCE NORTH 04°10'05" WEST, 50.00 FEET; THENCE SOUTH 75°36'20" WEST, 70.19 FEET; THENCE NORTH 27°30'35" WEST, 127.35 FEET; THENCE NORTH 25°32'06" WEST, 110.13 FEET; THENCE NORTH 02°06'49" WEST, 75.07 FEET; THENCE NORTH 20°16'24" WEST, 68.51 FEET; THENCE SOUTH 86°17'10" WEST, 20.83 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH LOOP PARKWAY; THENCE THE FOLLOWING 10 COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH LOOP PARKWAY: COURSE (1)- IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 950.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 12°03'46" WEST, 565.13 FEET TO A POINT OF TANGENCY OF SAID CURVE; COURSE (2)- SOUTH 29°21'59" WEST, 408.06 FEET TO A POINT OF CURVATURE; COURSE (3)- IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03°28'17" EAST, 596.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (4)- SOUTH 36°18'33" EAST, 126.32 FEET TO A POINT OF CURVATURE; COURSE (5)- IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 566.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 17°26'58" EAST, 366.17 FEET TO A POINT OF COMPOUND CURVATURE; COURSE (6)- IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 670.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42°04'49" WEST, 873.28 FEET TO A POINT OF REVERSE CURVATURE; COURSE (7)- IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 178.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 65°33'29" WEST, 105.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (8)- SOUTH 48°21'55" WEST, 80.88 FEET TO A POINT OF CURVATURE; COURSE (9)- IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 532.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 58°59'44" WEST, 196.27 FEET TO A POINT OF TANGENCY OF SAID CURVE; COURSE (10)- SOUTH 69°37'32" WEST, 45.46 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 112.16 ACRES, MORE OR LESS.

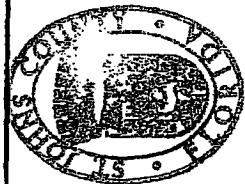
TOGETHER WITH:

PARCEL E

A PORTION OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 29 EAST TOGETHER WITH A PORTION OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) INTERSECTS THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH LOOP PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), ACCORDING TO MAP OF MARSHALL CREEK DRI UNIT ONE, RECORDED IN MAP BOOK 41, PAGES 52 THROUGH 57 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 38°30'42" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, 147.23 FEET TO THE POINT OF BEGINNING.



AT THE POINT OF BEGINNING THUS DESCRIBED, THENCE THE FOLLOWING 3 COURSES ALONG LAST MENTIONED RIGHT-OF-WAY LINE: COURSE (1)- NORTH 38°30'42" WEST, 808.49 FEET; COURSE (2)- SOUTH 62°29'49" WEST, 84.47 FEET; COURSE (3)- NORTH 37°50'32" WEST, 648.41 FEET; THENCE NORTH 38°53'53" EAST, ALONG A BOUNDARY LINE AGREEMENT RECORDED IN BOOK 878, PAGE 1190 OF THE OFFICIAL RECORDS OF SAID COUNTY, 2,285.84 FEET TO A NORTHWEST CORNER OF SAID MARSHALL CREEK DRI UNIT ONE; THENCE THE FOLLOWING (7) COURSES ALONG SAID MARSHALL CREEK DRI UNIT ONE: COURSE (1)- SOUTH 51°06'07" EAST, 726.60 FEET; COURSE (2)- IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 21°01'46" WEST, 246.49 FEET TO A POINT OF CURVATURE; COURSE (3)- SOUTH 29°21'59" WEST, 408.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (4)- IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 650.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 04°58'28" EAST, 733.35 FEET TO A POINT OF REVERSE CURVATURE; COURSE (5)- IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING AND DISTANCE SOUTH 23°24'13" WEST, 977.65 FEET TO A POINT OF REVERSE CURVATURE; COURSE (6)- IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 542.00 FEET, A CHORD BEARING AND DISTANCE SOUTH 64°57'41" WEST, 391.32 FEET TO A POINT OF REVERSE CURVATURE; COURSE (7)- IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 408.00 FEET, A CHORD BEARING AND DISTANCE SOUTH 49°05'28" WEST, 75.25 FEET TO THE POINT OF BEGINNING.

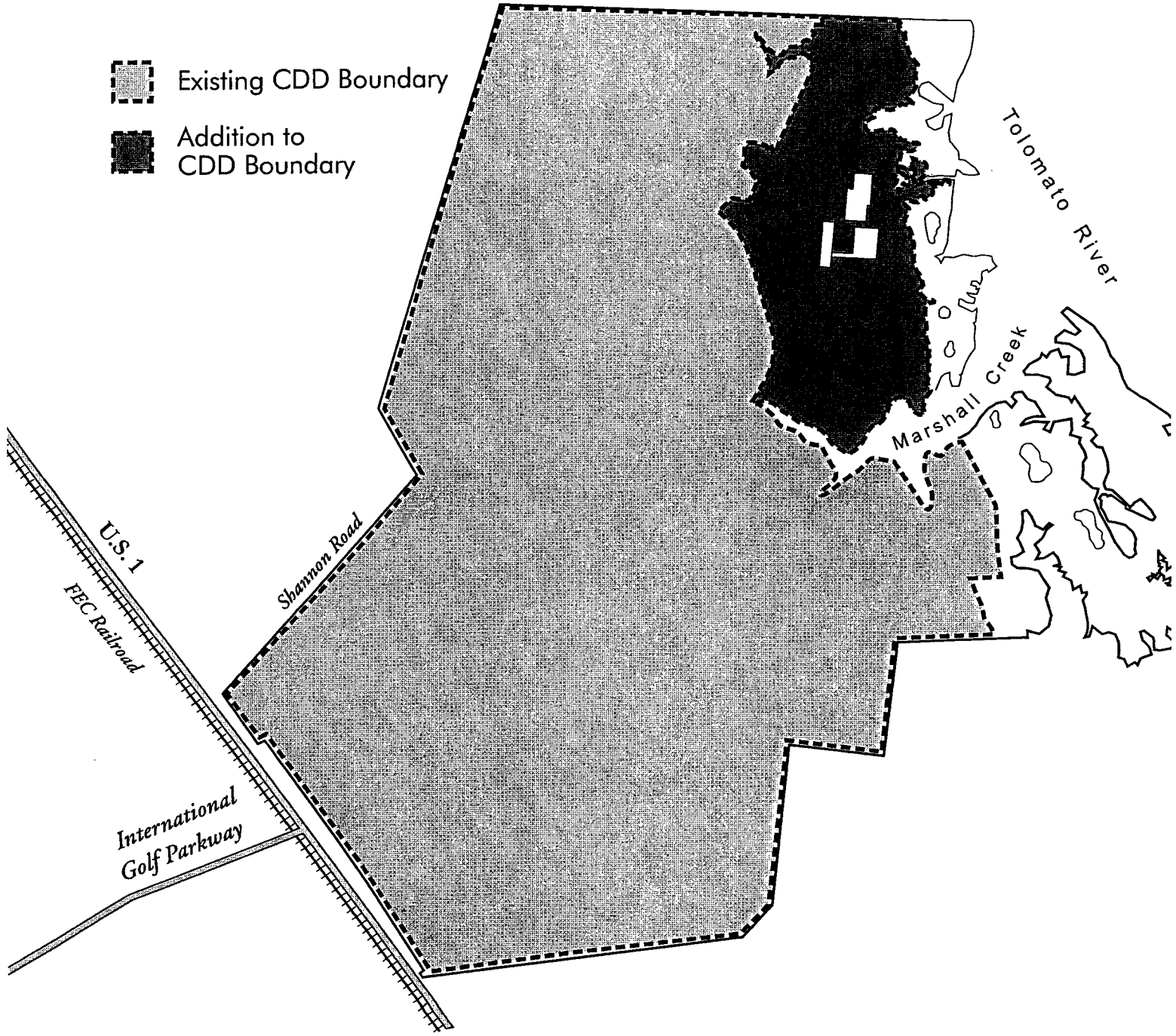
THE LAND THUS DESCRIBED CONTAINS 72.20 ACRES, MORE OR LESS.



I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. THIS IS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF AUGUST, 20 03 CHERYL STRICKLAND, CLERK Ex-Officio Clerk of the Board of County Commissioners BY: Yvonne King D.C.

Marshall Creek CDD

-  Existing CDD Boundary
-  Addition to CDD Boundary



ALONG WITH

A PORTION OF SECTIONS 44, 54, 55, 58, 59, 60, AND 61, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF LANDS DESCRIBED AS PARCEL "50" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 2393, PAGE 1700, THE SAME BEING A POINT IN THE NORTHERLY LINE OF A BOUNDARY LINE AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1190; THENCE SOUTH 89°57'27" EAST, ALONG SAID NORTHERLY LINE, 779.76 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 17°07'26" EAST, 31.67 FEET; THENCE SOUTH 05°18'54" EAST, 18.95 FEET; THENCE SOUTH 14°26'01" WEST, 19.37 FEET; THENCE SOUTH 55°07'51" WEST, 28.10 FEET; THENCE SOUTH 86°25'06" WEST, 89.35 FEET; THENCE SOUTH 06°46'45" WEST, 65.70 FEET; THENCE SOUTH 48°20'29" EAST, 36.86 FEET; THENCE SOUTH 37°00'20" WEST, 37.15 FEET; THENCE SOUTH 26°33'44" WEST, 62.58 FEET; THENCE NORTH 76°39'21" WEST, 43.27 FEET; THENCE SOUTH 66°26'07" WEST, 25.94 FEET; THENCE SOUTH 45°07'31" WEST, 50.80 FEET; THENCE SOUTH 58°43'30" WEST, 65.95 FEET; THENCE SOUTH 84°50'44" WEST, 64.88 FEET; THENCE SOUTH 67°38'54" WEST, 35.68 FEET; THENCE SOUTH 29°04'30" WEST, 45.60 FEET; THENCE NORTH 86°08'48" WEST, 13.70 FEET; THENCE SOUTH 20°43'52" WEST, 37.48 FEET; THENCE SOUTH 78°00'02" WEST, 38.48 FEET; THENCE NORTH 87°28'42" WEST, 23.91 FEET; THENCE NORTH 49°03'42" WEST, 35.29 FEET; THENCE NORTH 72°50'06" WEST, 21.06 FEET; THENCE NORTH 47°51'45" WEST, 33.42 FEET; THENCE NORTH 67°46'17" WEST, 20.53 FEET; THENCE NORTH 48°23'57" WEST, 36.15 FEET; THENCE NORTH 30°38'29" WEST, 28.68 FEET; THENCE NORTH 50°28'47" WEST, 19.81 FEET; THENCE NORTH 27°39'04" WEST, 15.03 FEET; THENCE NORTH 30°48'21" WEST, 14.26 FEET; THENCE NORTH 49°57'03" WEST, 36.69 FEET; THENCE NORTH 34°31'04" WEST, 27.88 FEET; THENCE NORTH 18°26'16" WEST, 40.10 FEET; THENCE NORTH 22°29'04" WEST, 6.83 FEET; THENCE SOUTH 66°40'21" WEST, 26.64 FEET; THENCE SOUTH 01°01'46" EAST, 30.41 FEET; THENCE SOUTH 35°30'27" EAST, 55.53 FEET; THENCE SOUTH 34°08'27" EAST, 42.96 FEET; THENCE SOUTH 42°46'19" EAST, 18.92 FEET; THENCE SOUTH 46°02'34" EAST, 48.16 FEET; THENCE SOUTH 23°24'11" EAST, 22.94 FEET; THENCE SOUTH 26°01'26" EAST, 25.72 FEET; THENCE SOUTH 02°54'34" EAST, 29.13 FEET; THENCE SOUTH 28°15'38" EAST, 20.62 FEET; THENCE SOUTH 20°43'58" EAST, 29.69 FEET; THENCE SOUTH 66°25'06" EAST, 26.86 FEET; THENCE

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ALONG THE SAID EDGE OF MARSH OF THE TOLOMATO RIVER, 4,500 FEET, MORE OR LESS, TO THE AFOREMENTIONED NORTHERLY LINE OF A BOUNDARY LINE AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1190; THENCE NORTH 89°57'27" WEST, ALONG SAID NORTHERLY LINE, 834.71 FEET TO THE POINT OF BEGINNING.

LESS AND ACCEPT THE LANDS OF OLEN AND CORA WILLIAMS AND THE LANDS OF HAROLD THOMAS.

THE LAND THUS DESCRIBED CONTAINS 159 ACRES, MORE OR LESS.

Excluded Parcel Information

Parcel ID. 072236 0000
072238 0050
071950 0000

Owners Name

Olen & Cora Williams
600 Shannon Road
St. Augustine, Florida 32095
Phone: (904) 829-2960

Parcel ID. 071963 0000

Owners Name

Herold Thomas
575 Shannon Road
St. Augustine, Florida 32095
Phone (904) 829-8896

St. Johns County Property Appraiser
Detailed Information on 072236 0000

PIN: 072236 0000	
Owner's Name	Physical Address
WILLIAMS OLEN J,CORA L	600 SHANNON RD
Mailing Address	Map Page
600 SHANNON RD	4C61S
	Sec/Town/Range
SAINT AUGUSTINE , FL 32095-8413	61/ 5/ 29

Values

Land	\$52,500.00	Building Sketch	click here
Extra Features	\$820.00	Heated/Cooled Area	1344
Building Value	\$43,070.00	Adjusted Area	1382
Market	\$96,390.00	Year Built	1982
Assessed	\$60,662.00	Tax District	0300
Exempt	\$25,500.00	Neighborhood Code	00219200
Taxable	\$35,162.00	Use Code/Description	000100/SINGLE FAM

Legal Description

10-2 PART OF GRANT TO ROQUE LEONARDI 210 X 350FT (EX NW PT IN OR334/277) & 20FT X 364FT

Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
03/13/2001	\$3,300.00	1593 & 1772	WD	U	I	1
12/24/1974	\$2,000.00	281 & 373	WD	Q	I	0
	\$0.00	0 & 0				0

St. Johns County Property Appraiser
Detailed Information on 072238 0050

PIN: 072238 0050	
Owner's Name	Physical Address
WILLIAMS OLEN J,CORA L	SHANNON RD
Mailing Address	Map Page
600 SHANNON RD	4C61S
	Sec/Town/Range
SAINT AUGUSTINE , FL 32095-8413	61/ 5/ 29

Values

Land	\$25,000.00		Building Sketch	click here	
Extra Features	\$0.00		Heated/Cooled Area		
Building Value	\$0.00		Adjusted Area		
Market	\$25,000.00		Year Built		
Assessed	\$25,000.00		Tax District	0300	
Exempt	\$0.00		Neighborhood Code	00219200	
Taxable	\$25,000.00		Use Code/Description	000000/VACANT	

Legal Description

10-5 PART OF GRANT TO ROQUE LEONARDI - 240 X 182FT OR360/474

Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
12/19/1977	\$1,533.00	360 & 474	WD	U	V	1
	\$0.00	0 & 0				0
	\$0.00	0 & 0				0

St. Johns County Property Appraiser
Detailed Information on 071950 0000

PIN: 071950 0000	
Owner's Name	Physical Address
WILLIAMS OLEN,CORA	600 SHANNON RD
Mailing Address	Map Page
600 SHANNON RD	4C61S
	Sec/Town/Range
SAINT AUGUSTINE , FL 32095-8413	44/ 5/ 29

Values

Land	\$36,500.00		Building Sketch	click here	
Extra Features	\$4,810.00		Heated/Cooled Area		
Building Value	\$0.00		Adjusted Area		
Market	\$41,310.00		Year Built		
Assessed	\$41,310.00		Tax District	0300	
Exempt	\$0.00		Neighborhood Code	00219200	
Taxable	\$41,310.00		Use Code/Description	000205/MH YR TAG	

Legal Description

3 44 54-5S-29E PART OF GRANT TO P ARNAU MARSHALL & C P ARNAU - 500 X 128FT OR426/52

Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
06/16/1979	\$5,000.00	426 & 52	WD	U	I	1
01/01/1979	\$0.00	404 & 718		U	I	1
	\$0.00	0 & 0				0

St. Johns County Property Appraiser
Detailed Information on 071963 0000

PIN: 071963 0000	
Owner's Name	Physical Address
THOMAS HAROLD C JR	575 SHANNON RD
Mailing Address	Map Page
575 SHANNON RD	4C61S
	Sec/Town/Range
SAINT AUGUSTINE , FL 32095-8412	44/ 5/ 29

Values

Land	\$60,000.00		Building Sketch	click here	
Extra Features	\$6,510.00		Heated/Cooled Area	988	
Building Value	\$26,620.00		Adjusted Area	1167	
Market	\$93,130.00		Year Built	1973	
Assessed	\$66,900.00		Tax District	0300	
Exempt	\$25,000.00		Neighborhood Code	00219200	
Taxable	\$41,900.00		Use Code/Description	000100/SINGLE FAM	

Legal Description

4-1 PT OF GRANT TO P ARNAU MARSHALL & C P ARNAU 340 X 275FT & 50 X 220FT OR347/623

Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
02/01/1988	\$0.00	779 & 1739		U	I	1
02/01/1986	\$0.00	698 & 1282		U	I	1
01/01/1977	\$0.00	347 & 627		U	I	1

**Consent and Joinder of Landowner
to Inclusion of Lands Within a Community Development District**

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that the Marshall Creek Community Development District, ("Petitioner") intends to submit a petition to amend the boundaries of a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the Landowner, as defined by Chapter 190, F.S., of lands which are intended to be included within the Marshall Creek Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046, Florida Statutes, the Petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands to be added to the Community Development District.

The undersigned hereby consents to the inclusion of its Property within the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the boundaries of the Poinciana Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is amended or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, the same consent in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 11 day of August, 2005.

Anna D. Lane
Witness

By: Genesis, Ltd.
V. Hawley Smith, Jr.
By: V. Hawley Smith, Jr.
Name: V. Hawley Smith, Jr.
Title: Gen. Pres.

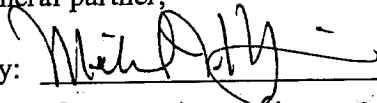

MARSHALL CREEK, LTD.,
a Florida limited partnership

By: Hines/Marshall Creek, Ltd.
a Florida limited partnership,
its sole general partner

By: Hines Management, L.L.C.,
a Delaware limited liability company,
its sole general partner

By: Hines Interests Limited Partnership,
a Delaware limited partnership,
its sole member,

By: Hines Holdings, Inc.,
A Texas Corporation,
Its sole general partner,

By: 
Its: Senior Vice President
Name: Michael T. Harrison 

Margaret A. Ramsey
Witness

EXHIBIT A

A PORTION OF SECTIONS 44, 54, 55, 58, 59, 60, AND 61, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF LANDS DESCRIBED AS PARCEL "50" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 2393, PAGE 1700, THE SAME BEING A POINT IN THE NORTHERLY LINE OF A BOUNDARY LINE AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1190; THENCE SOUTH 89°57'27" EAST, ALONG SAID NORTHERLY LINE, 779.76 FEET TO THE POINT OF BEGINNING.

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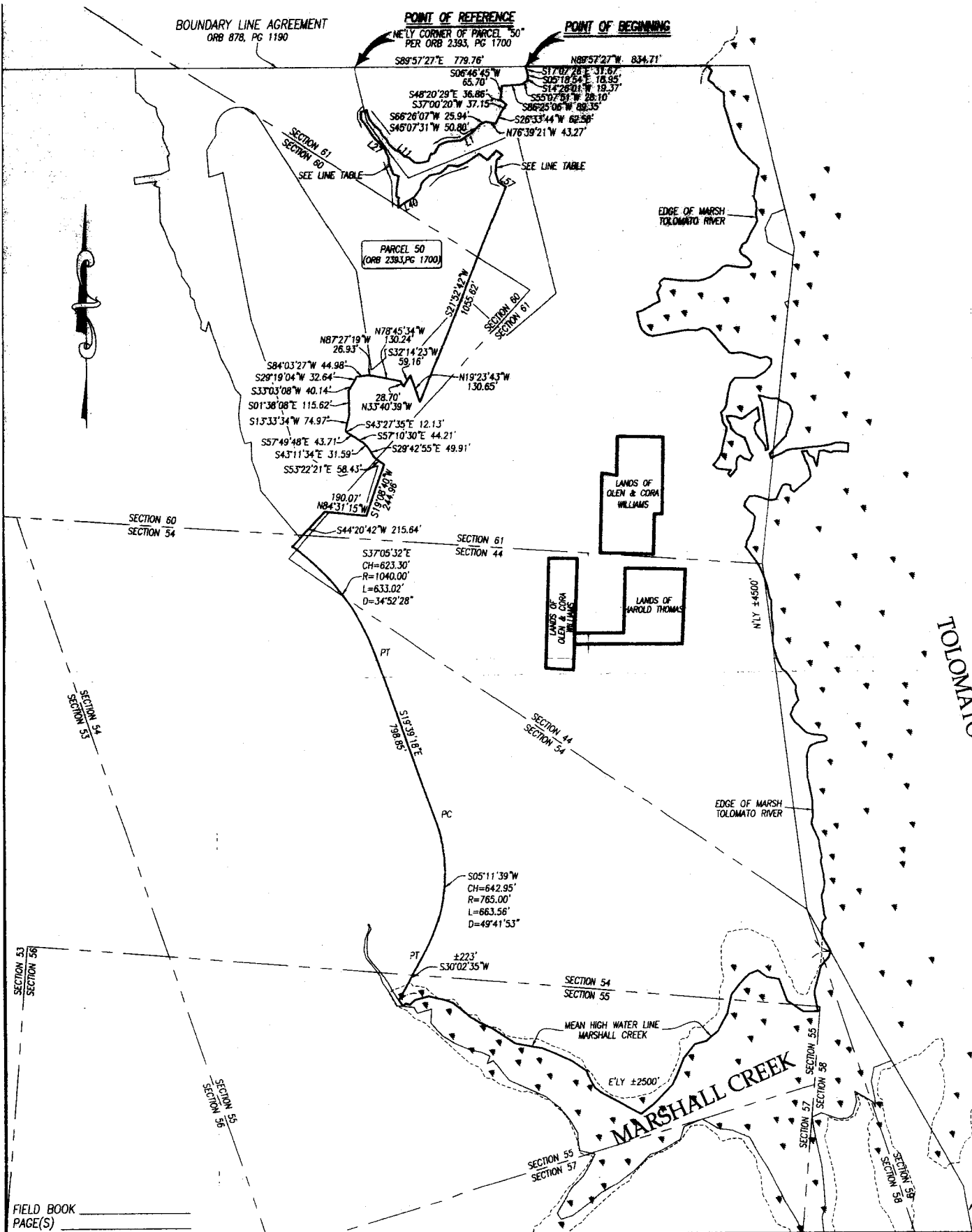
LESS AND ACCEPT THE LANDS OF OLEN AND CORA WILLIAMS AND THE
LANDS OF HAROLD THOMAS.

THE LAND THUS DESCRIBED CONTAINS 159 ACRES, MORE OR LESS.

BOUNDARY LINE AGREEMENT
ORB 878, PG 1190

POINT OF REFERENCE

POINT OF BEGINNING



FIELD BOOK
PAGE(S)

- CORNER & STRUCTURE LEGEND:**
- ⊙ DENOTES SET 1/2" IP "LB-4622"
 - DENOTES FOUND 1/2" IP "LB-4622"
 - DENOTES SET 4" CONCRETE MONUMENT "PRM-LB-4622"
 - DENOTES FOUND 4" CONCRETE MONUMENT "PRM-LB-4622"
 - △ DENOTES SET 1/2" IP "TRAV PT LB4622"
 - DENOTES FOUND 1/2" IP (NO SURVEYOR IDENTIFICATION)
 - ⊠ DENOTES FOUND CONCRETE MONUMENT (TYPE AS NOTED)
 - ⊙ DENOTES SANITARY SEWER MANHOLE
 - ⊙ DENOTES DRAINAGE MANHOLE
 - ⊙ DENOTES WATER VALVE
 - ⊙ DENOTES FIRE HYDRANT

- LEGEND:**
- PC=POINT OF CURVATURE
 - PT=POINT OF TANGENCY
 - PI=POINT OF INTERSECTION
 - PRC=POINT OF REVERSE CURVATURE
 - PCC=POINT OF COMPOUND CURVATURE
 - R=RADIUS
 - CH=CHORD
 - L=LENGTH
 - SEC=SECTION
 - IP=IRON PIPE
 - CM=CONCRETE MONUMENT
 - PRM=PERMANENT REFERENCE MONUMENT
 - APPROX.=APPROXIMATE

- D=DELTA ANGLE
- R/W=RIGHT-OF-WAY
- PB=PLAT BOOK
- MB=MAP BOOK
- DB=DEED BOOK
- ORV=OFFICIAL RECORDS VOLUME
- ORB=OFFICIAL RECORDS BOOK
- PG=PAGE
- Q=CENTERLINE
- NTS=NOT TO SCALE
- FND=FOUND
- TRAV=TRAVERSE

**NOT VALID WITHOUT THE SIGNATURE
RAISED SEAL OF A FLORIDA LICENSED S**

SKETCH DATE: 7/06/05

DRAWN BY: JEH

CHECKED BY: CRL

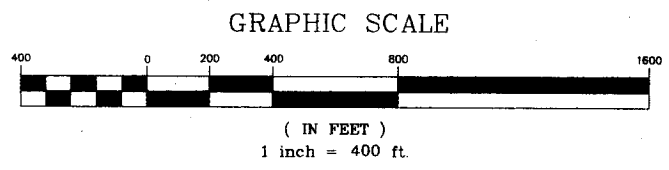
LINE	BEARING	LENGTH
L1	S89°43'30"W	65.95'
L2	S84°50'44"W	64.88'
L3	S87°38'54"W	35.62'
L4	S29°04'30"W	45.60'
L5	N86°08'48"W	13.70'
L6	S20°43'52"W	37.48'
L7	S78°00'02"W	38.48'
L8	N87°28'42"W	23.91'
L9	N49°03'42"W	35.29'
L10	N72°50'06"W	21.06'
L11	N47°51'45"W	33.42'
L12	N67°46'17"W	20.53'
L13	N46°23'57"W	36.15'
L14	N30°38'29"W	28.68'
L15	N50°28'47"W	19.81'
L16	N27°39'04"W	15.03'
L17	N30°48'21"W	14.26'
L18	N49°57'03"W	36.69'
L19	N34°31'04"W	27.88'
L20	N18°26'16"W	40.10'
L21	N22°29'04"W	6.83'
L22	S66°40'21"W	26.64'
L23	S01°01'46"E	30.41'
L24	S35°30'27"E	55.53'
L25	S34°08'27"E	42.96'
L26	S42°46'19"E	18.92'
L27	S46°02'34"E	48.16'
L28	S23°24'11"E	22.94'
L29	S26°01'26"E	25.72'
L30	S02°54'34"E	29.13'
L31	S28°15'38"E	20.62'
L32	S20°43'58"E	29.69'
L33	S66°25'06"E	26.86'
L34	S10°02'32"W	26.10'
L35	S10°00'50"W	28.07'
L36	S00°40'13"W	37.05'
L37	S50°42'10"E	11.82'
L38	S02°40'37"W	45.31'
L39	N49°46'47"E	27.53'
L40	N59°05'37"E	61.42'
L41	N38°12'57"E	45.83'
L42	N10°40'05"E	21.85'
L43	N35°10'37"E	18.75'
L44	N49°46'07"E	38.18'
L45	N76°22'30"E	47.30'
L46	N48°21'51"E	48.04'
L47	N69°27'47"E	9.87'
L48	S79°02'19"E	34.26'
L49	N64°48'37"E	50.42'
L50	N55°33'41"E	65.20'
L51	S52°45'05"E	47.77'
L52	N41°13'32"E	58.19'
L53	S52°28'26"E	35.08'
L54	S49°34'35"W	35.46'
L55	S04°34'16"W	57.46'
L56	S16°18'21"E	44.03'
L57	S55°42'15"E	40.78'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF
**A PORTION OF SECTIONS 44, 54, 55, 58, 59,
 60, AND 61, TOWNSHIP 5 SOUTH, RANGE 29
 EAST, ST. JOHNS COUNTY, FLORIDA**
 FOR: HINES

A PORTION OF SECTIONS 44, 54, 55, 58, 59, 60, AND 61, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF LANDS DESCRIBED AS PARCEL "50" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 2393, PAGE 1700, THE SAME BEING A POINT IN THE NORTHERLY LINE OF A BOUNDARY LINE AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1190; THENCE SOUTH 89°57'27" EAST, ALONG SAID NORTHERLY LINE, 779.76 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 17°07'26" EAST, 31.67 FEET; THENCE SOUTH 05°18'54" EAST, 18.95 FEET; THENCE SOUTH 14°26'01" WEST, 19.37 FEET; THENCE SOUTH 55°07'51" WEST, 28.10 FEET; THENCE SOUTH 86°25'06" WEST, 89.35 FEET; THENCE SOUTH 06°46'45" WEST, 65.70 FEET; THENCE SOUTH 48°20'29" EAST, 36.86 FEET; THENCE SOUTH 37°00'20" WEST, 37.15 FEET; THENCE SOUTH 26°33'44" WEST, 62.58 FEET; THENCE NORTH 76°39'21" WEST, 43.27 FEET; THENCE SOUTH 66°26'07" WEST, 25.94 FEET; THENCE SOUTH 45°07'31" WEST, 50.80 FEET; THENCE SOUTH 58°43'30" WEST, 65.95 FEET; THENCE SOUTH 84°50'44" WEST, 64.88 FEET; THENCE SOUTH 67°38'54" WEST, 35.68 FEET; THENCE SOUTH 29°04'30" WEST, 45.60 FEET; THENCE NORTH 86°08'48" WEST, 13.70 FEET; THENCE SOUTH 20°43'52" WEST, 37.48 FEET; THENCE SOUTH 78°00'02" WEST, 38.48 FEET; THENCE NORTH 87°28'42" WEST, 23.91 FEET; THENCE NORTH 49°03'42" WEST, 35.29 FEET; THENCE NORTH 72°50'06" WEST, 21.06 FEET; THENCE NORTH 47°51'45" WEST, 33.42 FEET; THENCE NORTH 67°46'17" WEST, 20.53 FEET; THENCE NORTH 48°23'57" WEST, 36.15 FEET; THENCE NORTH 30°38'29" WEST, 28.68 FEET; THENCE NORTH 50°28'47" WEST, 19.81 FEET; THENCE NORTH 27°39'04" WEST, 15.03 FEET; THENCE NORTH 38°48'21" WEST, 14.26 FEET; THENCE NORTH 49°57'03" WEST, 36.69 FEET; THENCE NORTH 34°31'04" WEST, 27.88 FEET; THENCE NORTH 18°26'16" WEST, 40.10 FEET; THENCE NORTH 22°29'04" WEST, 6.83 FEET; THENCE SOUTH 66°40'21" WEST, 26.64 FEET; THENCE SOUTH 01°01'46" EAST, 30.41 FEET; THENCE SOUTH 35°30'27" EAST, 55.53 FEET; THENCE SOUTH 34°08'27" EAST, 42.96 FEET; THENCE SOUTH 42°46'19" EAST, 18.92 FEET; THENCE SOUTH 46°02'34" EAST, 48.16 FEET; THENCE SOUTH 23°24'11" EAST, 22.94 FEET; THENCE SOUTH 26°01'26" EAST, 25.72 FEET; THENCE SOUTH 02°54'34" EAST, 29.13 FEET; THENCE SOUTH 28°15'38" EAST, 20.62 FEET; THENCE SOUTH 20°43'58" EAST, 29.69 FEET; THENCE SOUTH 66°25'06" EAST, 26.86 FEET; THENCE SOUTH 10°02'32" WEST, 26.10 FEET; THENCE SOUTH 10°00'50" WEST, 28.07 FEET; THENCE SOUTH 00°40'13" WEST, 37.05 FEET; THENCE SOUTH 50°42'10" EAST, 11.82 FEET; THENCE SOUTH 02°40'37" WEST, 45.31 FEET; THENCE NORTH 49°46'47" EAST, 27.53 FEET; THENCE NORTH 59°05'37" EAST, 61.42 FEET; THENCE NORTH 38°12'57" EAST, 45.83 FEET; THENCE NORTH 10°40'05" EAST, 21.85 FEET; THENCE NORTH 35°10'37" EAST, 18.75 FEET; THENCE NORTH 49°46'07" EAST, 38.18 FEET; THENCE NORTH 76°22'30" EAST, 47.30 FEET; THENCE NORTH 49°21'51" EAST, 48.04 FEET; THENCE NORTH 69°27'47" EAST, 9.87 FEET; THENCE SOUTH 79°02'19" EAST, 34.26 FEET; THENCE NORTH 64°48'37" EAST, 50.42 FEET; THENCE NORTH 55°33'41" EAST, 65.20 FEET; THENCE SOUTH 52°45'05" EAST, 47.77 FEET; THENCE NORTH 41°13'32" EAST, 58.19 FEET; THENCE SOUTH 52°28'26" EAST, 35.08 FEET; THENCE SOUTH 49°34'35" WEST, 35.46 FEET; THENCE SOUTH 04°34'16" WEST, 57.46 FEET; THENCE SOUTH 16°18'21" EAST, 44.03 FEET; THENCE SOUTH 55°42'15" EAST, 40.78 FEET; THENCE SOUTH 21°52'42" WEST, 1,055.62 FEET; THENCE NORTH 19°23'43" WEST, 130.65 FEET; THENCE SOUTH 32°14'23" WEST, 59.16 FEET; THENCE NORTH 33°40'39" WEST, 28.70 FEET; THENCE NORTH 78°45'34" WEST, 130.24 FEET; THENCE NORTH 87°27'19" WEST, 26.93 FEET; THENCE SOUTH 84°03'27" WEST, 44.98 FEET; THENCE SOUTH 29°19'04" WEST, 32.64 FEET; THENCE SOUTH 33°03'08" WEST, 40.14 FEET; THENCE SOUTH 01°38'08" EAST, 115.62 FEET; THENCE SOUTH 13°33'34" WEST, 74.97 FEET; THENCE SOUTH 43°27'35" EAST, 12.13 FEET; THENCE SOUTH 57°49'48" EAST, 43.71 FEET; THENCE SOUTH 57°10'30" EAST, 44.21 FEET; THENCE SOUTH 43°11'34" EAST, 31.59 FEET; THENCE SOUTH 29°42'55" EAST, 49.91 FEET; THENCE SOUTH 53°22'21" EAST, 58.43 FEET; THENCE SOUTH 19°08'40" WEST, 244.96 FEET; THENCE NORTH 84°31'15" WEST, 190.07 FEET; THENCE SOUTH 44°20'42" WEST, 215.64 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,040.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 37°05'32" EAST, 623.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°39'18" EAST, 798.85 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 765.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05°11'39" WEST, 642.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 30°02'35" WEST, 223 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF MARSHALL CREEK; THENCE GENERALLY IN AN EASTERLY DIRECTION, ALONG THE SAID MEAN HIGH WATER LINE OF MARSHALL CREEK, 2,500 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EDGE OF MARSH OF THE TOLOMATO RIVER; THENCE GENERALLY IN A NORTHERLY DIRECTION, ALONG THE SAID EDGE OF MARSH OF THE TOLOMATO RIVER, 4,500 FEET, MORE OR LESS, TO THE AFOREMENTIONED NORTHERLY LINE OF A BOUNDARY LINE AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1190; THENCE NORTH 89°57'27" WEST, ALONG SAID NORTHERLY LINE, 834.71 FEET TO THE POINT OF BEGINNING.

LESS AND ACCEPT THE LANDS OF OLEN AND CORA WILLIAMS AND THE LANDS OF HAROLD THOMAS.
 THE LAND THUS DESCRIBED CONTAINS 159 ACRES, MORE OR LESS.



- NOTES:**
- 1) BEARINGS REFERENCE: STATE PLANE COORDINATES NAD 83/90 DATA.
 - 2) THIS IS NOT A SURVEY. THE SPECIFIC PURPOSE OF THIS SKETCH IS TO ACCOMPANY LEGAL DESCRIPTION SHOWN HEREON.

OWNER

GOVERNMENT LAND OFFICE MEANDER LINE FOR
 TNS 61, 44, 59, AND 45 AS SURVEYED BY
 W. RANDOLPH & R.W. NORRIS IN 1850

THE ORIGINAL
 SURVEYOR & MAPPER

Chris Privett, Jr.

PARK D. PRIVETT, JR.
 REGISTERED SURVEYOR NO. 2218 GA.
 REGISTERED SURVEYOR & MAPPER NO. 2841 FL.

JOHN W. JAMES
 REGISTERED SURVEYOR & MAPPER NO. 2775 FL.
 CHARLES W. JAMES
 REGISTERED SURVEYOR & MAPPER NO. 2776 FL.



**PRIVETT & ASSOC.
 OF FLORIDA, INC.**

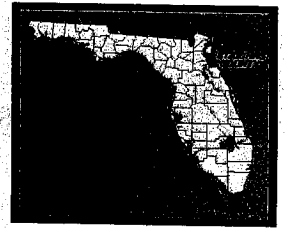
SURVEYORS, MAPPERS AND LAND PLANNERS
 2732 TOWNSEND BOULEVARD
 JACKSONVILLE, FLORIDA, 32211
 (904) 743-7658 LB No.4622
 DWG NO. A-05-024

ST. JOHNS COUNTY 2015 FUTURE LAND USE MAP

DUVAL COUNTY

CLAY COUNTY
PUTNAM COUNTY

FLAGLER COUNTY



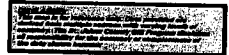
AMENDMENT DATES	
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2	2/1/15
3	3/1/15
4	4/1/15
5	5/1/15
6	6/1/15
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198	6/1/31
199	7/1/31
200	8/1/31
201	9/1/31
202	10/1/31
203	11/1/31
204	12/1/31

LEGEND

- Residential Density Districts**
- DENSITY A 1.0-1.9 0.4-1.9
- DENSITY B 2.0-2.9 2.0-2.9
- DENSITY C 3.0-3.9 2.0-4.9
- DENSITY D 4.0-12.9 4.0-4.9
- COMMERCIAL**
- COMMUNITY COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- RETAIL COMMERCIAL
- INTENSIVE COMMERCIAL
- MIXED USE DISTRICT
- INDUSTRIAL**
- AIRPORT DISTRICT
- PUBLIC**
- PARKS AND OPEN SPACE
- DEVELOPMENT OF REGIONAL IMPACT (ADOPTED PRIOR TO 1990 COMPREHENSIVE PLAN)
- CITIES AND TOWNS**
- RURAL SILVICULTURE
- RURAL SILVICULTURE OWNED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- AGRICULTURAL-INTENSIVE CONSERVATION*
- NEW TOWN
- TOWN CENTER MIXED USE DISTRICT
- WATER BODIES**
- WETLANDS
- WETLANDS INVENTORY SECTION LINES
- DEVELOPMENT AREA BOUNDARY
- COASTAL CORRIDOR BOUNDARY
- INTERSTATE FREEWAY
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL ROADS
- UNIMPROVED ROADS
- RAILWAY LINES
- MUNICIPAL BOUNDARIES

LAND USE NOTES

Conservation
 * Areas designated Conservation are opportunities to preserve and the special characteristics shall be maintained by a written request survey and established pursuant to approved requirements of regulations.
Development of Regional Impact
 Approved Developments of Regional Impact as shown on this map, may be amended and subject to the approval of the Board of County Commissioners and in accordance with applicable law.



**MARSHALL CREEK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2000 ENGINEER'S REPORT**

Prepared for:

**BOARD OF SUPERVISORS
MARSHALL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**PROSSER HALLOCK, INC.
8101 Philips Highway, Suite One
Jacksonville, FL 32256
904/739-3655**

Prosser Hallock Ref. No. 100101.01

**March 21, 2000
Rev. June 13, 2000**

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Stormwater System

Master Lift Station and Mains.....

Recreation and Security Facilities

Residential Subdivision Infrastructure

BASIS FOR THE COST ESTIMATE.....

TABLE 1

FIGURES

MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT

The Marshall Creek Community Development District ("District") is comprised of 905 acres located in St. Johns County, Florida, east of U.S. 1, directly across from the intersection with International Golf Parkway (Figure 1). The development within the District will include a mix of single-family residential, multifamily, commercial and recreational uses (Figure 2).

This report addresses improvements to be accomplished with the proposed Series 2000 bonds. The improvements are described in the subsequent pages and an opinion of the probable cost of construction is presented.

This report is the second report issued by Prosser Hallock addressing the Marshall Creek CDD improvement plan. The first report was issued on January 13, 2000 and revised on February 11, 2000. It identified improvements and presented an opinion of probable construction cost for the whole CDD without reference to a particular bond issue.

PROPOSED IMPROVEMENTS

The District proposes to design, install, and acquire and/or construct improvements grouped into three main elements under the first bond issue:

- General Infrastructure
- Recreation and Security Facilities
- Subdivision Infrastructure

A summary of cost elements are presented in Table 1 for each of these elements. The total construction budget for the proposed Series 2000 bonds is \$15,620,000.00. Each element contains certain subelements which are presented below.

General Infrastructure

The general infrastructure includes the following:

Entry Road

The entry road is the main road into the development. It will begin at U.S. 1 and travel approximately one mile to a proposed "roundabout" traffic control feature on the Loop Road. The entry road is shown in Figure 3 and its cross-section is presented in Figure 4. The entry road also includes certain improvements to U.S. 1 to provide turn access at the intersection. It is proposed that two lanes of the entry road will be constructed full length under the first bond issue. The road cross-section has been designed such that an additional two lanes can be added in the future.

Loop Road

The loop road (Figure 5) is a two-lane road which eventually will circle through the development. The loop road links individual residential parcels to one another and the District's facilities. A cross-section of the loop road is presented in Figure 6. It is proposed that the first

3,400 feet of the loop road will be constructed with funding from the Series 2000 bonds. This includes the roundabout traffic circle and the security post. These initial construction items are highlighted in Figure 5.

Village Center Streets

Streets within the Village Center will typically be constructed within a 50-foot-wide right-of-way and will include asphalt paved surfaces with curb and gutter edging. Drainage inlets and pipes within the right-of-way will collect and transport rain runoff to nearby retention/detention ponds. Water and sewer utility pipes will also be installed within the Village Center street right-of-way. Approximately 5,000 linear feet of streets will be constructed under the Series 2000 bonds.

Intracoastal Club Access Road

The Intracoastal Club will be a recreational facility located on the Intracoastal Waterway to allow access to one of the many natural features of the development – namely, the marshes and creeks of the Intracoastal Waterway. The District proposes to construct roads and utilities to serve this facility (Figure 8). Only the very initial elements of the access road are proposed for construction with funds from the Series 2000 bonds. Funding will include the design effort for the first 200 feet of roadway without parking or other amenities.

Stormwater System

The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods.

In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales and into the ponds via inlet structures and pipes. The primary form of treatment will be wet detention pursuant to accepted design criteria. The pond control structures consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed such that post-development flow will generally mimic the flows from the site in a pre-development state. All areas within the District currently drain into Marshall Creek, Stokes Creek or one of their tributaries. Stormwater then flows out to the Intracoastal Waterway. As parcels within the District are developed, the detention ponds will temporarily detain stormwater runoff for treatment and then gradually discharge water into the same receiving waters. Ponds have been designed to provide attenuation of the 25 year/24 hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

Stormwater runoff volumes are estimated using a runoff coefficient that is based on land use soil type. Soil types at Marshall Creek range from type "A" to type "D" with the average type being a type "B" soil. Assuming a constant soil type, each land use within the District has a characteristic runoff rate. In other words, for the same size of land, different land uses produce different runoff volumes.

For Marshall Creek, Prosser Hallock uses the Soil Conservation Service (SCS) runoff procedure and unit hydrograph method for estimating runoff volumes. It is commonly recommended by federal, state and local government agencies including the St. Johns River Water Management District. The SCS method employs a runoff coefficient called the curve number ("CN").

CN correlates runoff volume to land use. The highest possible CN is 100. Following is a list of common land use types which occur in Marshall Creek and the corresponding CN number for that land use.

<u>Land Use Type</u>	<u>CN*</u>
Single Family Residential	
Village Center Subdivision (1/8 acre lot size)	85
Cottage Homes Subdivision (1/3 acre lot size)	72
Villa Homes Subdivision (1/3 acre lot size)	72
Manor Home Subdivision (1/2 acre lot size)	70
Estate Home Subdivision (1/2 acre lot size)	70
Village Center Condominiums	92
Neighborhood Commercial	92
Golf Course	61

*based on hydrologic soil group type "B"

Source: Technical Publication No. SJ 85-5, "A Guide to SCS Runoff Procedures", by Thirasak Suphunvarranop, St. Johns River Water Management District

A large portion of the stormwater system will be constructed with funds from the Series 2000 bond issue. Major drainageways and ponds serving District-wide elements will be constructed. These elements will serve as the foundation for the stormwater system. Subsequent bond issues will include funds to construct the balance of the system. The cost to construct drainage piping within individual subdivision or parcels is not included in the stormwater system budget. The budgets for each land use carry the costs for inlets and stormwater piping that will generally be constructed within the right-of-way of District roads.

Master Lift Station and Mains

Water and sewer service are provided to the development via water and sewer mains proposed to connect to mains along U.S. 1 and run into the site down a utility corridor established along Shannon Road. A Master Sanitary Lift Station will be included as shown in Figure 3. The utility infrastructure at U.S.1 and along U.S. 1 is needed to begin service to Marshall Creek. Additional lift stations and mains may be needed if density within the project changes.

Recreation and Security Facilities

The District proposes to construct, install, and/or acquire recreational and security facilities listed below. Construction of each item will be initiated with funds from the Series 2000 bond issue. Subsequent construction and completion of these facilities will be funded through future bond issues and occur as the development grows and can support build-out of these facilities.

Swim and Fitness Facility – Sited on a 1.5-acre parcel in the Village Center, the Swim and Fitness Facility will feature an approximately 3,000 to 5,000 square foot building which will have a fitness center, locker rooms, administration space and small food service area. The exterior area will have components including a competition pool, family pool, children's pool and playground. A competition pool will be added later under a future bond issue.

Tennis Center – Located on the perimeter of the Village Center, the Tennis Center will include four of the estimated seven lighted tennis courts, a building and restrooms.

Athletic Complex – Components of the 10-acre Athletic Complex will include full sized softball/baseball field, soccer/football field, tee-ball field, basketball courts, restroom facility, playgrounds, parking and trails. The Athletic Complex will be located adjacent to the entry road.

Village Green – The Village Green will be located at the heart of the Village Center and will provide a central park space. Components include a focal fountain, plaza space, walkways, seating areas and covered pavilion.

Security System – Improvements comprise security and monitoring systems and facilities.

Intracoastal Club – This will be a multi-use environmental facility, including a building with conference/social room, restrooms, and summer kitchen. Exterior uses will include picnic and seating areas, fishing pier, kayak launch and trails. The Series 2000 bonds will begin the facility with an open-air pavilion and associated parking.

Residential Subdivision Infrastructure

Infrastructure serving the residential subdivisions within the District include roads, water and sewer utilities, drainage elements and neighborhood parks. Most infrastructure is located within the right-of-way of roads internal to the subdivisions. Some infrastructure such as sanitary lift stations may reside outside of the right-of-way. A typical residential right-of-way cross-section is provided in Figure 13.

The Series 2000 bond issue is proposed to fund the initial infrastructure of five subdivisions within the CDD. Table 1 summarizes the number of lots in each subdivision to be served by infrastructure funded by the first bond issue. Figures 7, 9, 10, 11 and 12 depict the general site plans of the subdivisions that will be constructed with the first issue proceeds.

BASIS FOR THE COST ESTIMATE

The infrastructure contemplated by this plan is currently under different levels of design. Pro Hallock prepared opinions of probable costs based on the intent and status of each element as defined at its current level of design. Opinions of cost are based on our experience with similar projects and represent a reasonable approximation pursuant to standard engineering practice.

The cost numbers include several elements:

- Construction cost.
- Design fee including engineering, landscape and hardscape, architectural, and subconsultants such as surveyors, environmental consultants and geotechnical engineers.
- Contingency factor of 10%.
- Construction management fee.

Costs which have not been included are land acquisition costs, wetland preservation and mitigation costs, permitting fees, debt service costs, and offsite utilities.

The exact location of some of the facilities may be changed during the course of approval and implementation. These changes will not diminish or alter the benefits to be received by the land, and any changes will result in the land receiving the same or greater benefits at no additional cost to the landowners. Therefore, the District retains the right to make reasonable adjustments in the plan to meet the requirements of any governmental agency and at the same time providing the same or greater benefits to the land.

The plan presented herein has been prepared based upon both the previous and current regulatory criteria. Regulatory criteria will undoubtedly continue to evolve, and future changes may affect the implementation of this plan. If this occurs, future substantial changes should be addressed and included as an addenda to the plan.

TABLE 1
MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT
Proposed First Bond Issue Improvements
Opinion of Probable Construction Cost
 revised June 13, 2000

	Overall Project	Proposed Series 2000	Notes
General Infrastructure			
Entry Road and Feature	\$1,720,000	\$1,720,000	
Loop Road	\$3,128,000	\$1,285,000	
Village Center Streets	\$1,200,000	\$910,000	
Intracoastal Club Access Road	\$350,000	\$75,000	
Stormwater System	\$5,085,000	\$1,842,900	
Master Lift Station & Mains to U.S. 1	\$300,000	\$150,000	
Subtotal	\$11,783,000	\$5,782,900	
Recreation & Security Facilities			
Swim/ Fitness Facility	\$1,500,000	\$1,083,500	
Tennis Center	\$750,000	\$300,000	
Athletic Complex	\$500,000	\$350,000	
Village Green & Pavilion	\$350,000	\$350,000	
Security Facilities	\$250,000	\$100,000	
Intracoastal Club	\$450,000	\$178,000	
Subtotal	\$3,800,000	\$2,381,500	
Subtotal for General Infrastructure and Recreation & Security Facilities		\$15,583,000	\$8,144,400
Residential Subdivision Infrastructure			
Village Center Subdivision			
Roads & Drainage	\$1,237,500	\$168,056	
Utilities	\$787,500	\$106,944	
Subtotal	\$2,025,000	\$275,000	15 Lots VC Cul- 48 Total Lots in
Cottage House Subdivision (Parcel A Typical)			
Roads & Drainage	\$6,437,750	\$1,522,387	
Utilities	\$4,098,750	\$968,791	
Subtotal	\$10,534,500	\$2,491,000	130 Lots Parcel
Villa Home Subdivision (Parcel B Typical)			
Roads & Drainage	\$3,729,000	\$885,736	
Utilities	\$2,373,000	\$563,650	
Subtotal	\$6,102,000	\$1,449,000	68 Lots Parcel
Manor Home Subdivision (Parcel C Typical)			
Roads & Drainage	\$3,327,500	\$839,249	
Utilities	\$2,117,500	\$534,067	
Subtotal	\$5,445,000	\$1,373,000	52 Lots Parcel
Estate Home Subdivision (Parcel D Typical)			
Roads & Drainage	\$3,748,250	\$321,667	
Utilities	\$2,385,250	\$303,333	
Subtotal	\$6,133,500	\$625,000	30 Lots Parcel
Subtotal for Residential Subdivision Infrastructure		\$30,240,000	\$6,213,000
Professional Design Fees	8%	\$3,665,840	\$1,148,592
Contingency	0%	\$0	\$0 (1)
Construction Management Fees	—	\$1,374,680	\$150,587 (1)
TOTAL CONSTRUCTION BUDGET		\$50,863,520	\$15,657,000

(1) Contingency and some Construction Management fees and design fees are included in each of the above line items

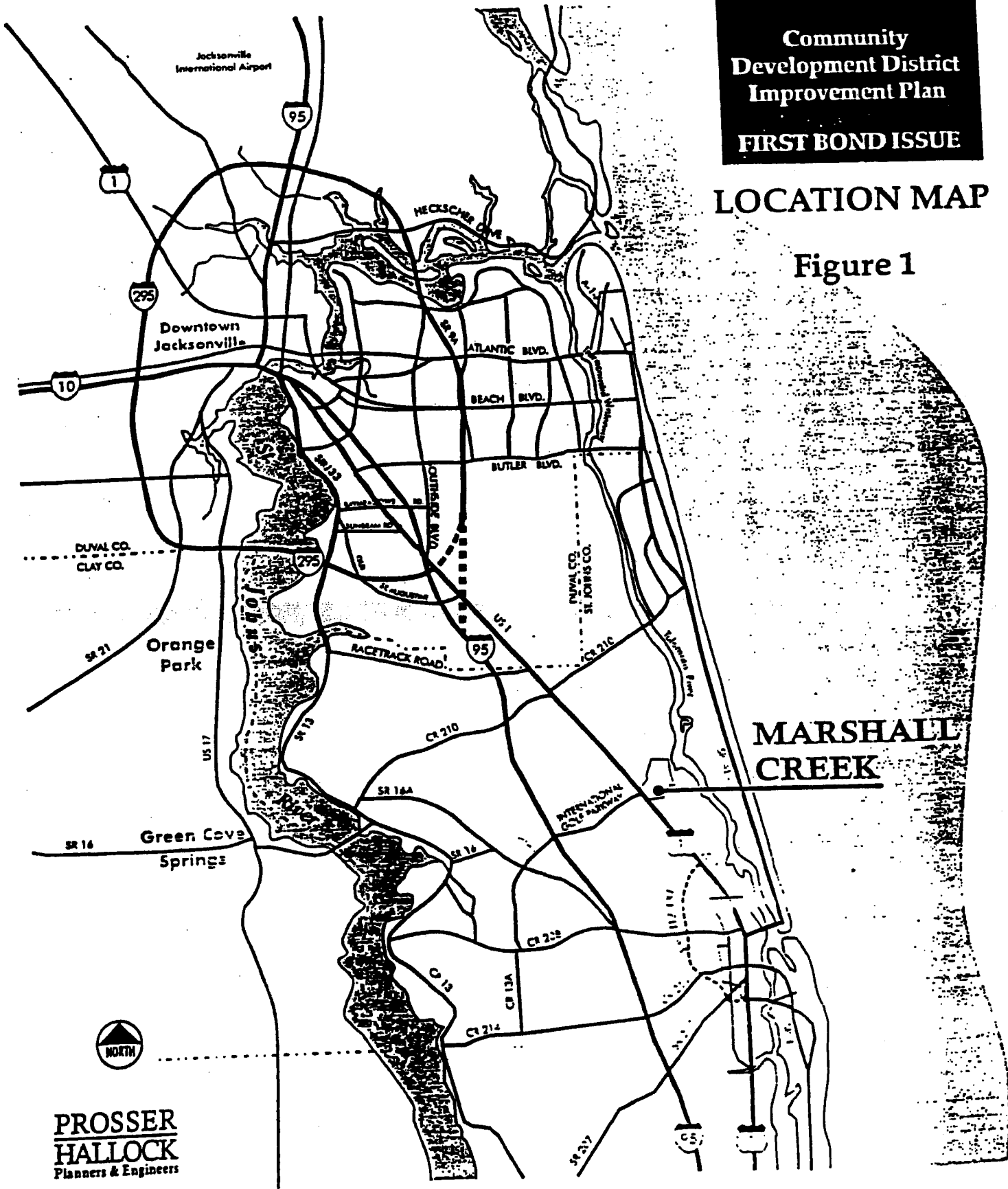
MARSHALL CREEK

Community
Development District
Improvement Plan

FIRST BOND ISSUE

LOCATION MAP

Figure 1



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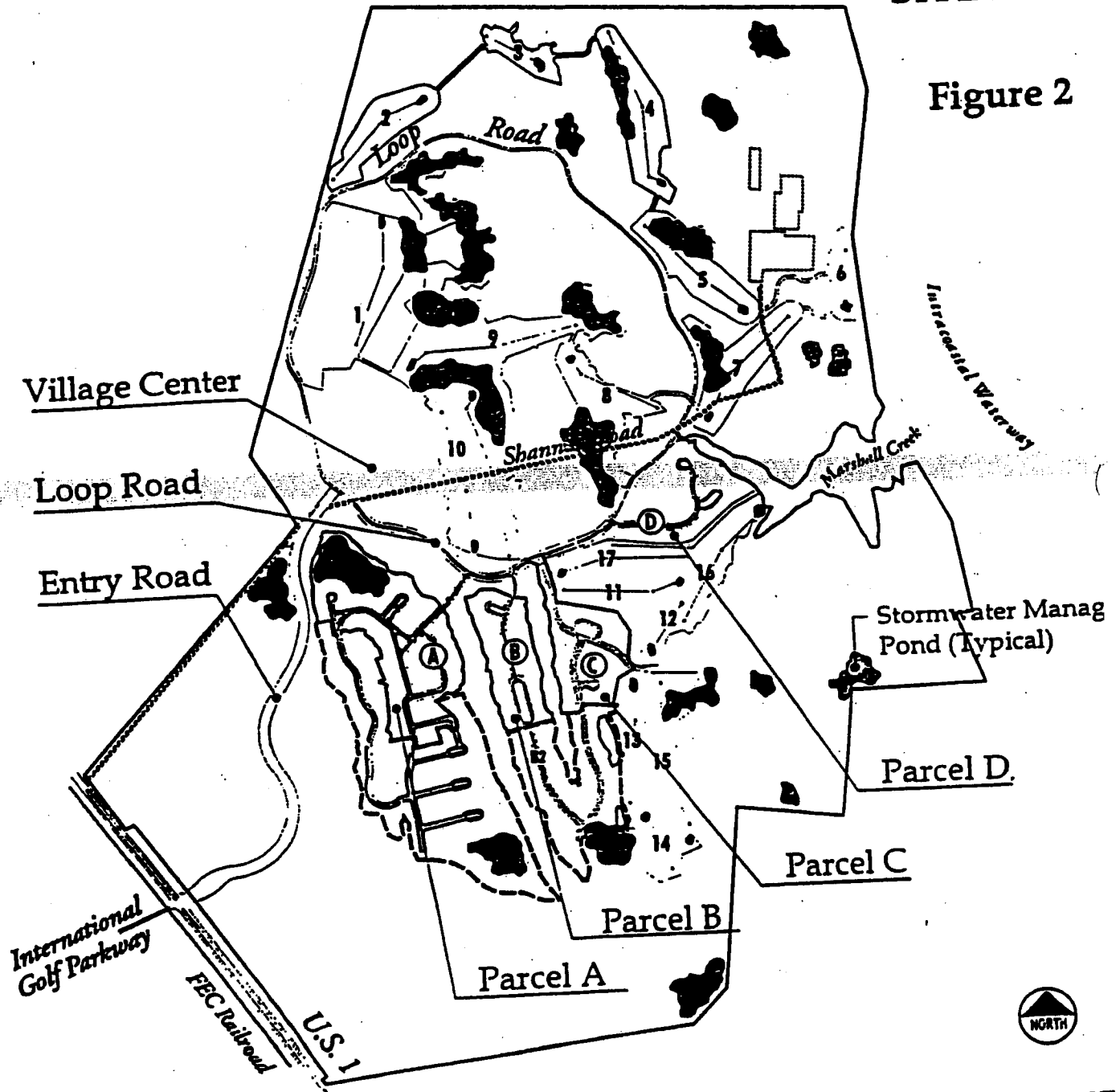
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FIRST BOND ISS

SITE PLAN

Figure 2



All residential development throughout the district will be developed per site plans typical of parcels A through D.



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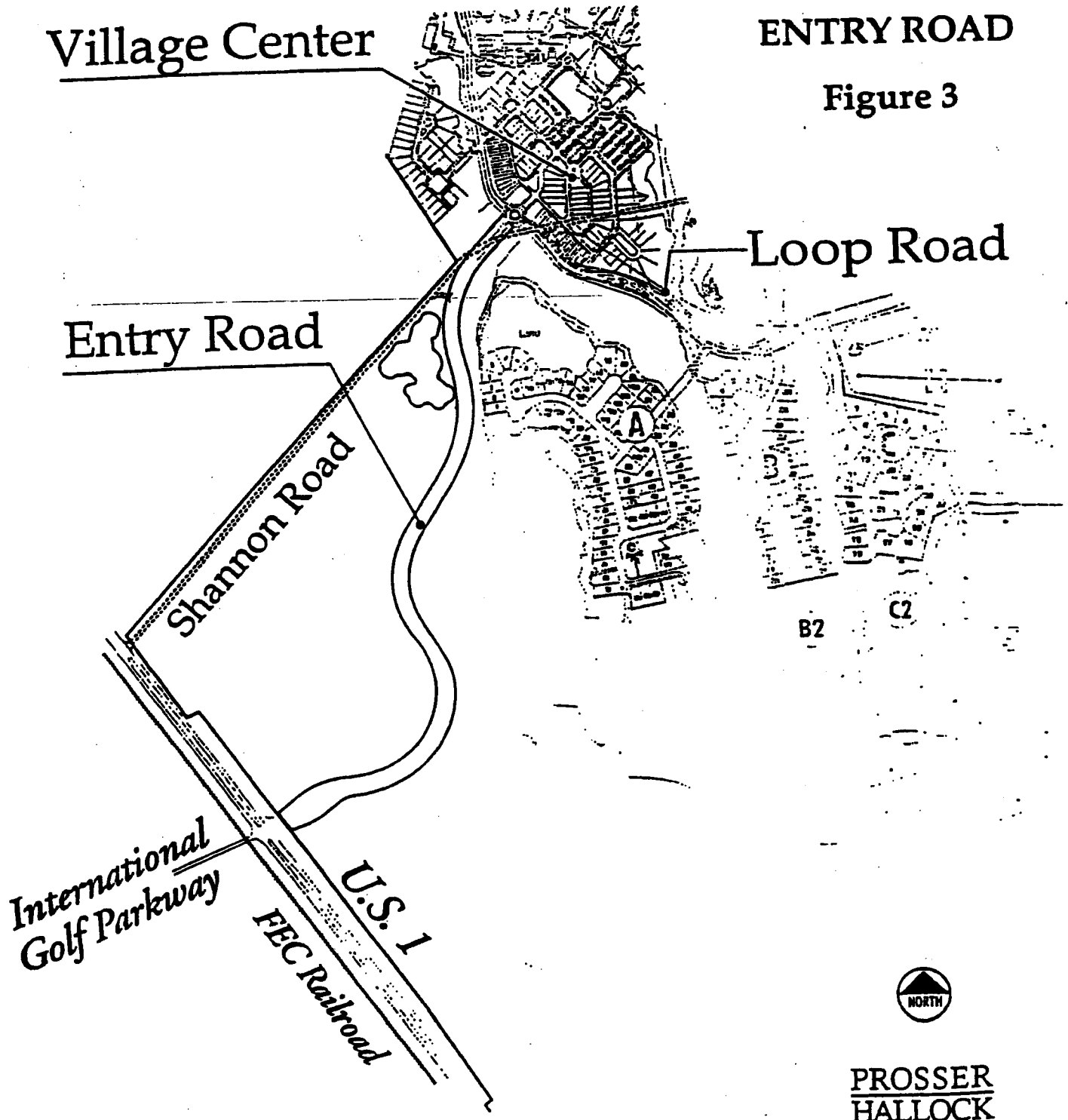
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FIRST BOND ISSUE

ENTRY ROAD

Figure 3



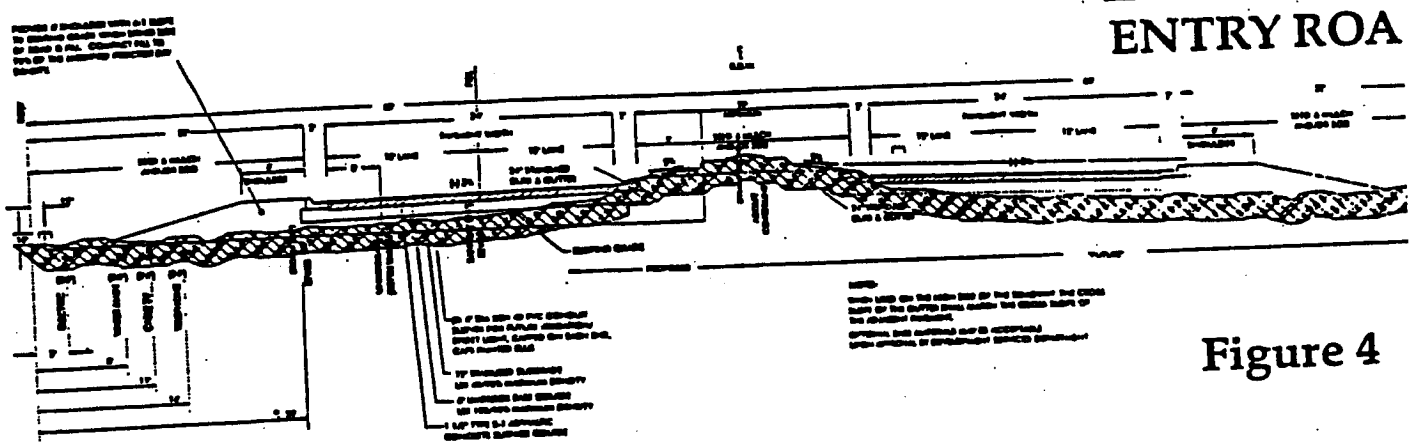
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MARSHALL CREEK

Community Development District Improvement Plan

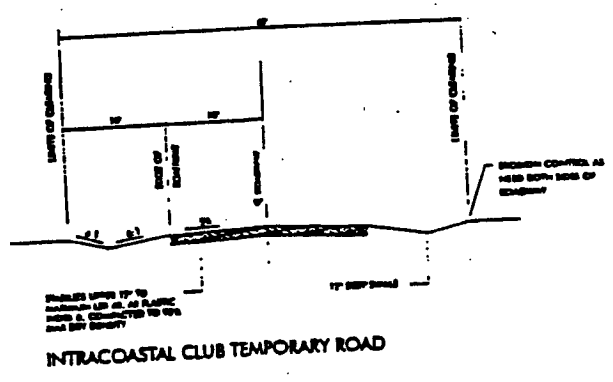
FIRST BOND ISSUE

Typical Roadway Cross Section ENTRY ROAD

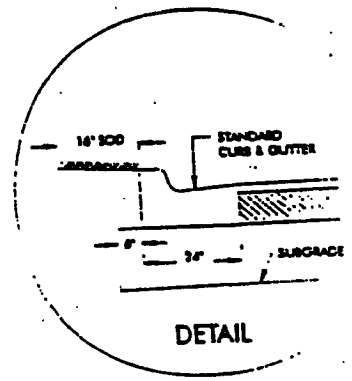


TYPICAL ROADWAY SECTION FOR 120' RIGHT OF WAY (FUTURE ENTRY ROAD)

Figure 4



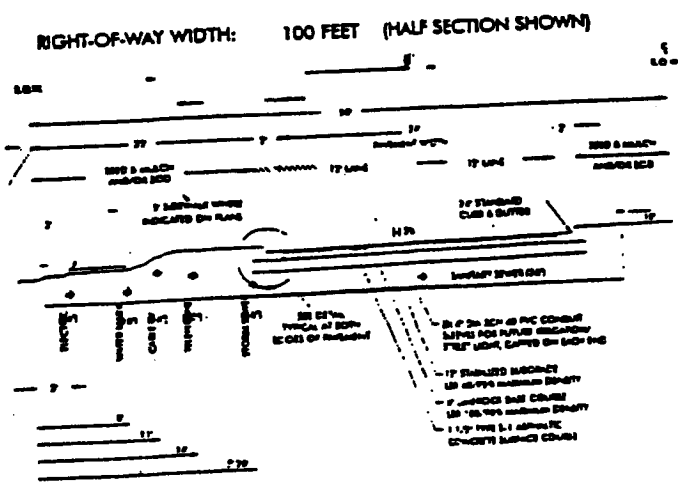
INTRACOASTAL CLUB TEMPORARY ROAD



DETAIL

NOTE: CURB AND GUTTER SHALL BE 12' HIGH AND 12' WIDE. THE CURB SHALL BE 12' HIGH AND 12' WIDE. THE GUTTER SHALL BE 12' WIDE AND 12' HIGH. THE SUBGRADE SHALL BE 12' WIDE AND 12' HIGH.

TYPICAL ROADWAY SECTION FOR 100' RIGHT OF WAY (ENTRY ROAD)



RIGHT-OF-WAY WIDTH: 100 FEET (HALF SECTION SHOWN)



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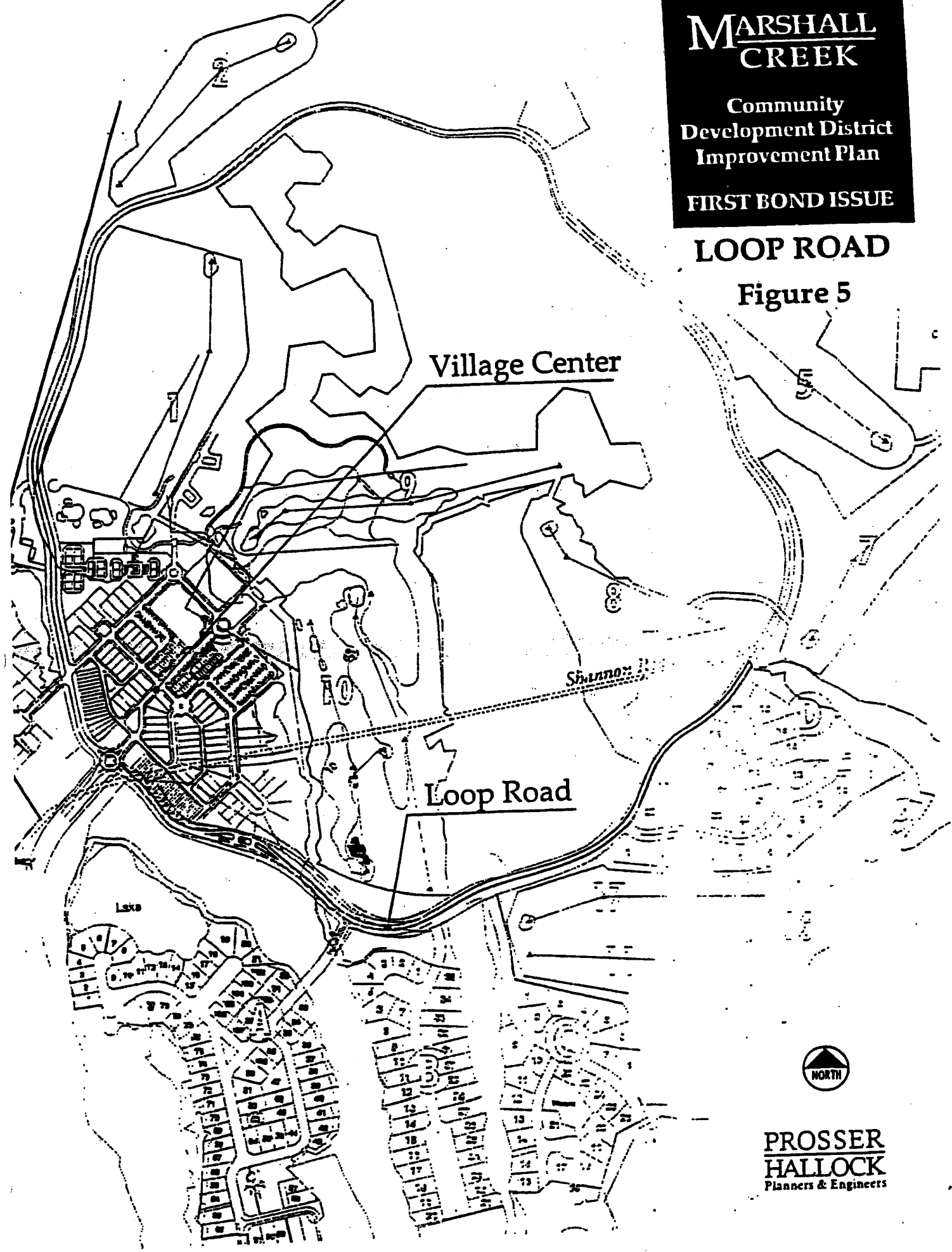
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LOOP ROAD

Figure 5



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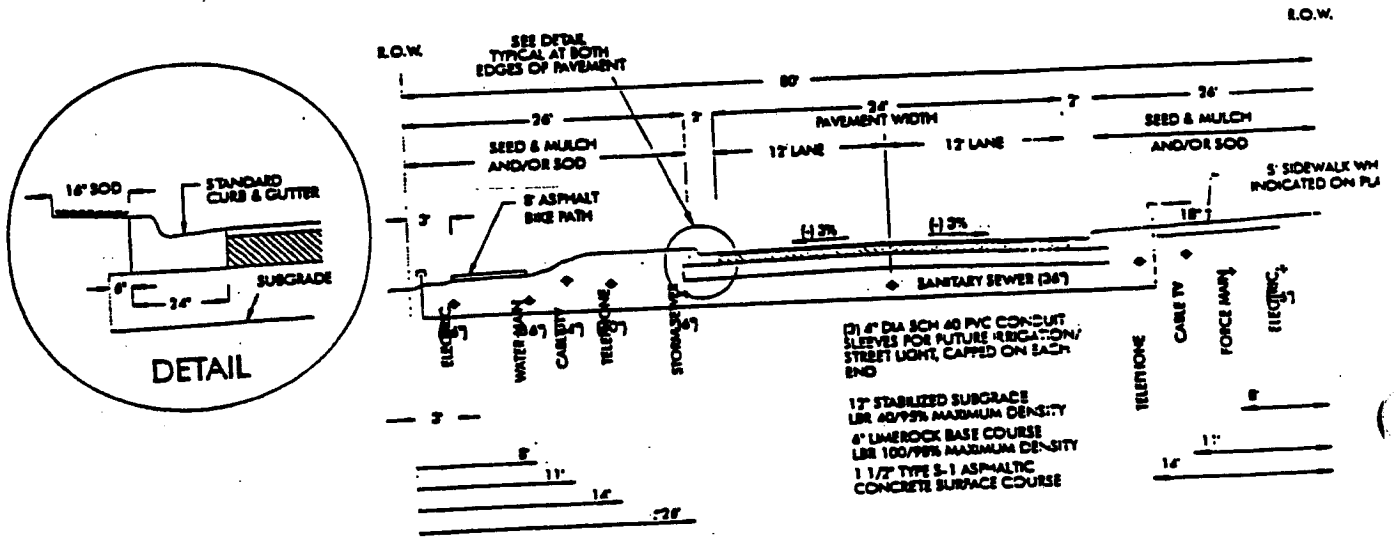
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Typical Roadway Cross Section

LOOP ROAD

Figure 6



- NOTES:**
- WHEN USED ON THE HIGH SIDE OF THE ROADWAY, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT.
 - SIDEWALK LOCATION WITHIN R-O-W MAY VARY DEPENDING ON PROJECT, UTILITY PLACEMENT AND SAFETY REQUIREMENTS.
 - OPTIONAL BASE MATERIALS MAY BE ACCEPTABLE UPON APPROVAL BY THE DEVELOPMENTAL SERVICES DEPARTMENT.

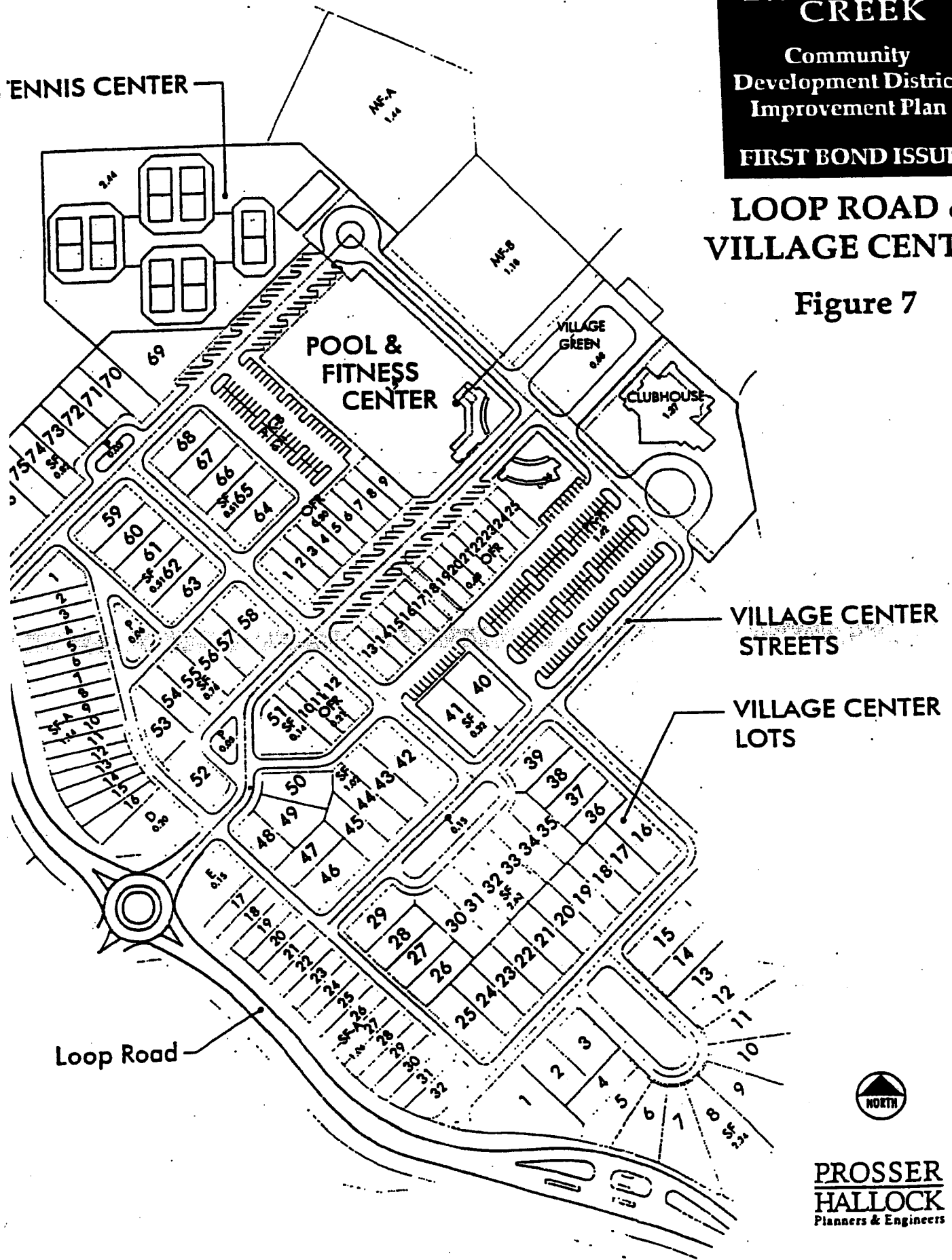
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LOOP ROAD & VILLAGE CENTER

Figure 7



VILLAGE CENTER
STREETS

VILLAGE CENTER
LOTS

Loop Road



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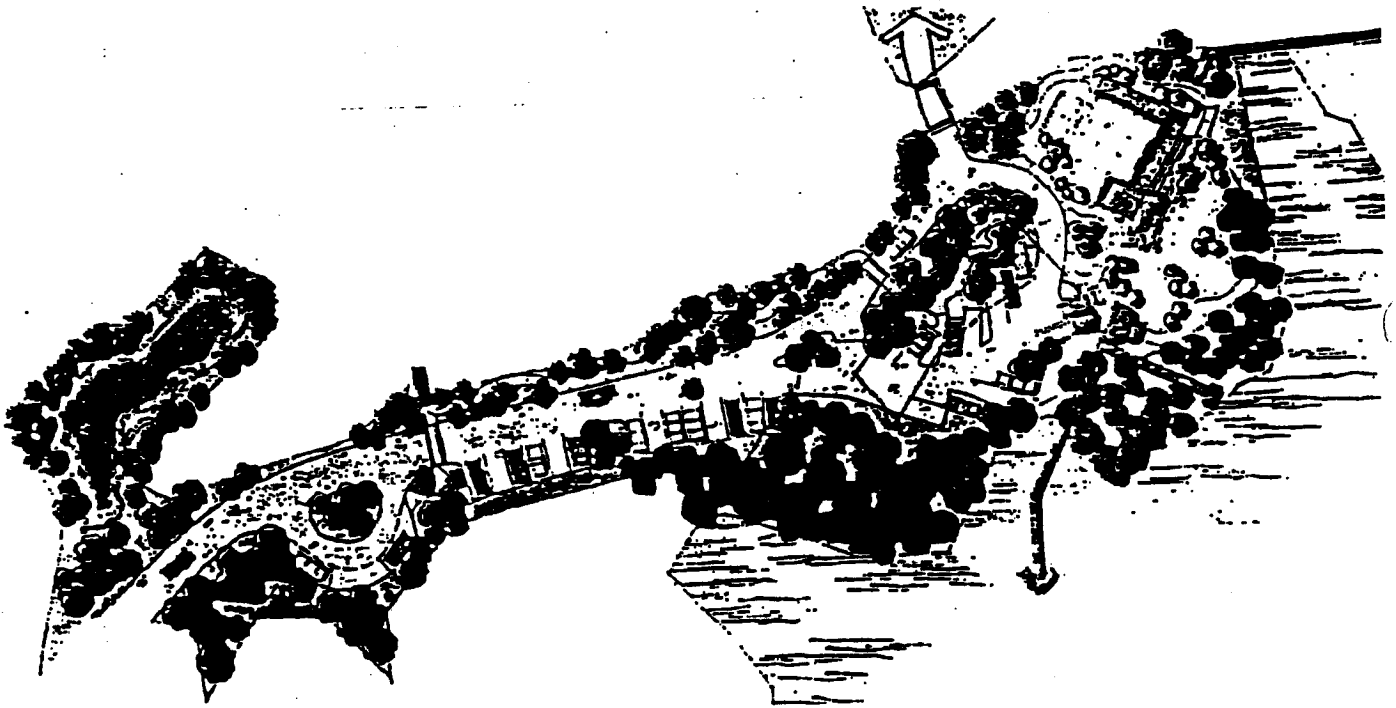
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INTRACOASTAL CLUB

Figure 8



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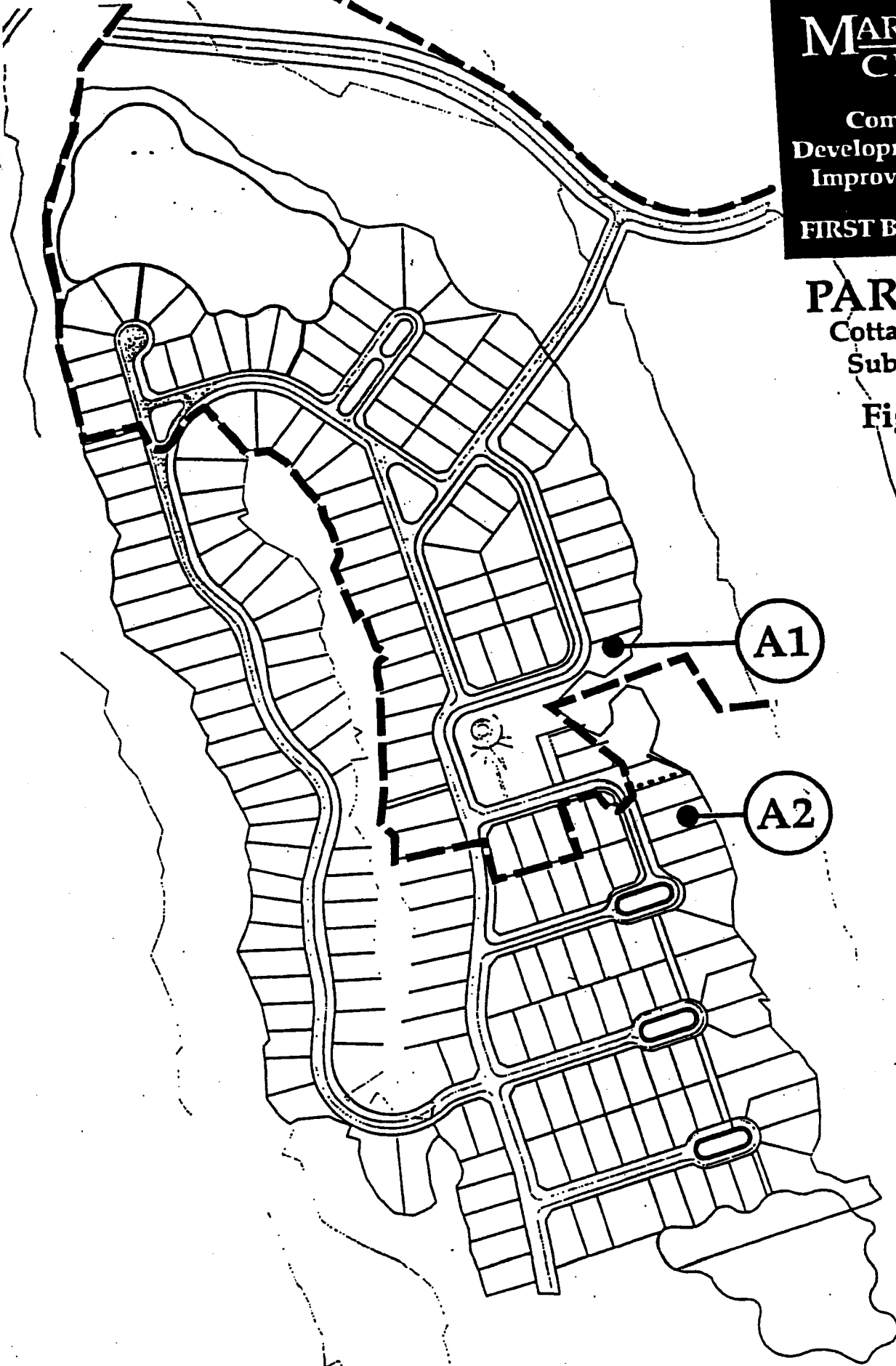
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FIRST BOND ISSUE

PARCELA

Cottage House
Subdivision

Figure 9



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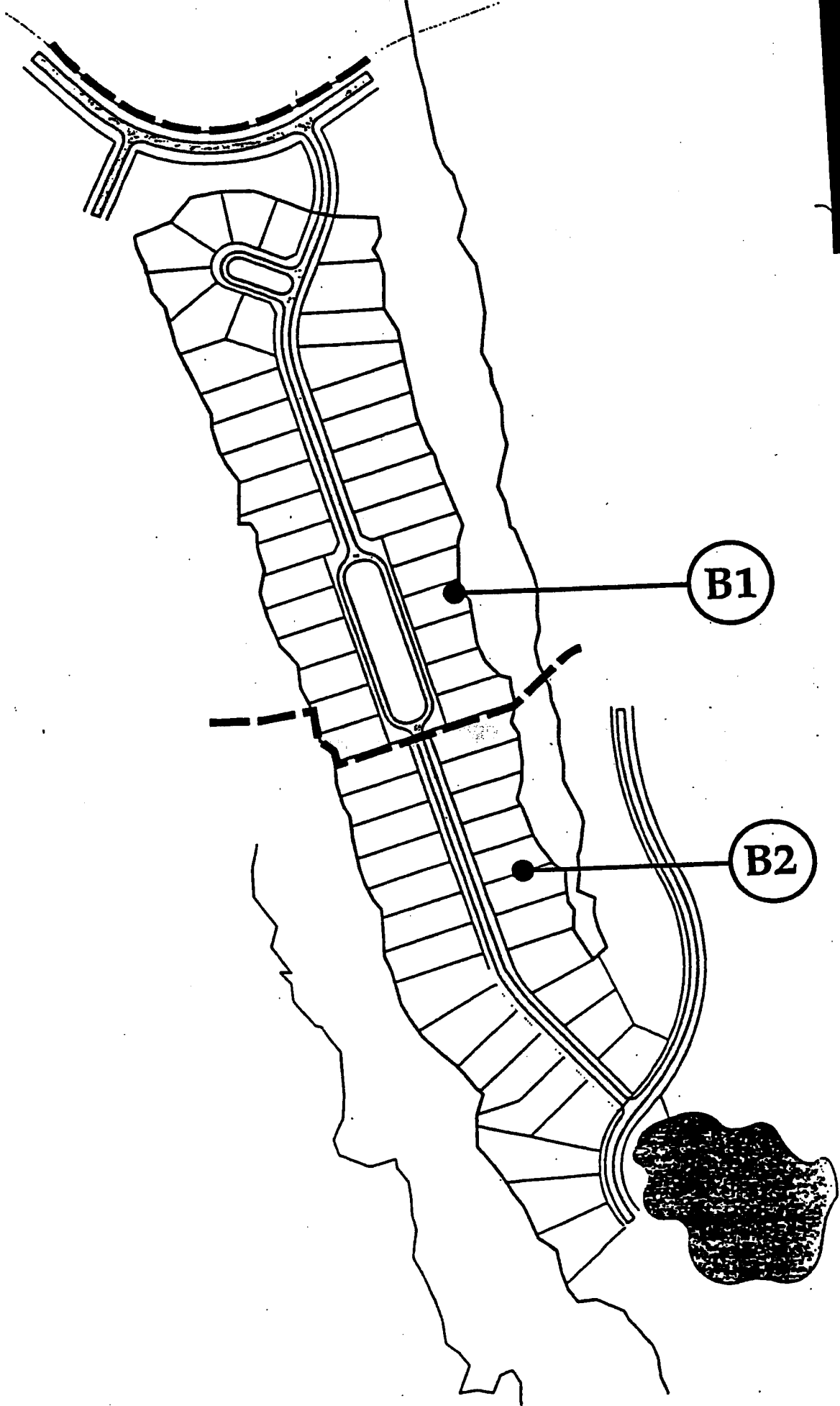
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FIRST BOND ISSUE

PARCEL

Figure 10



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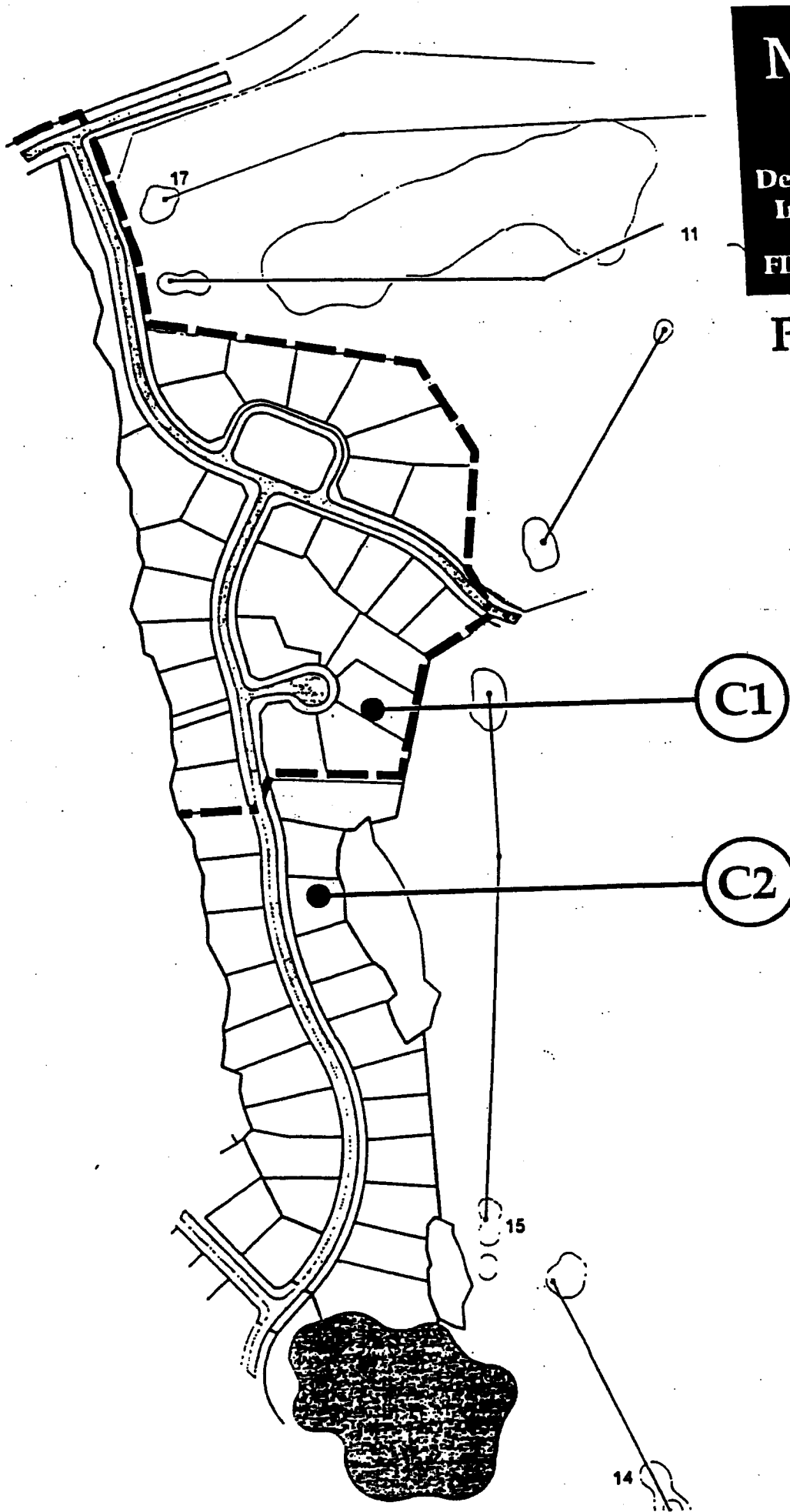
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Improvement Plan

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PARCEL C

Figure 11



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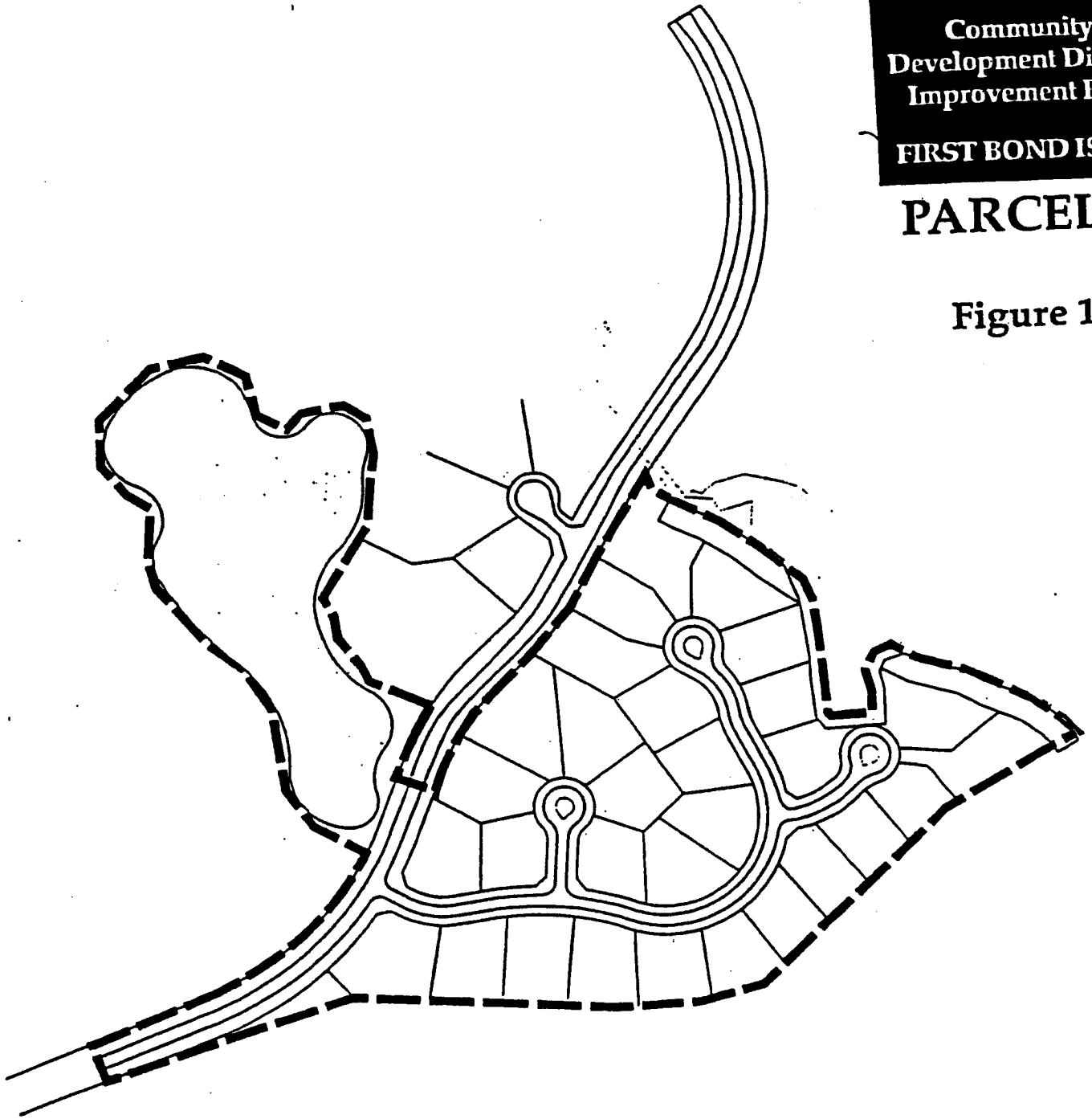
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PARCEL I

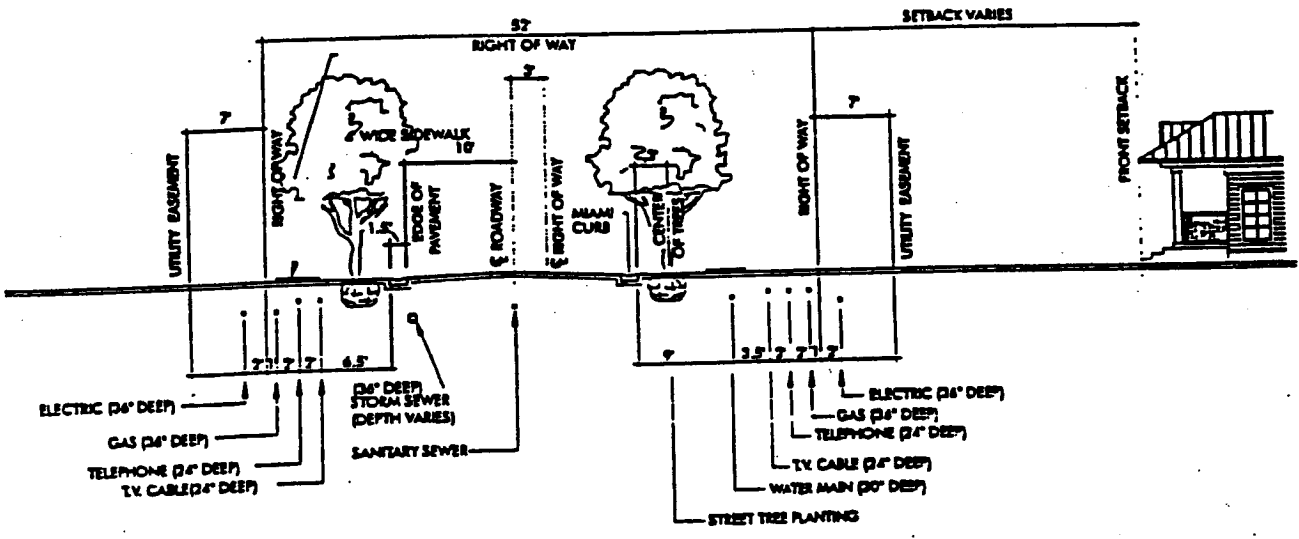
Figure 12



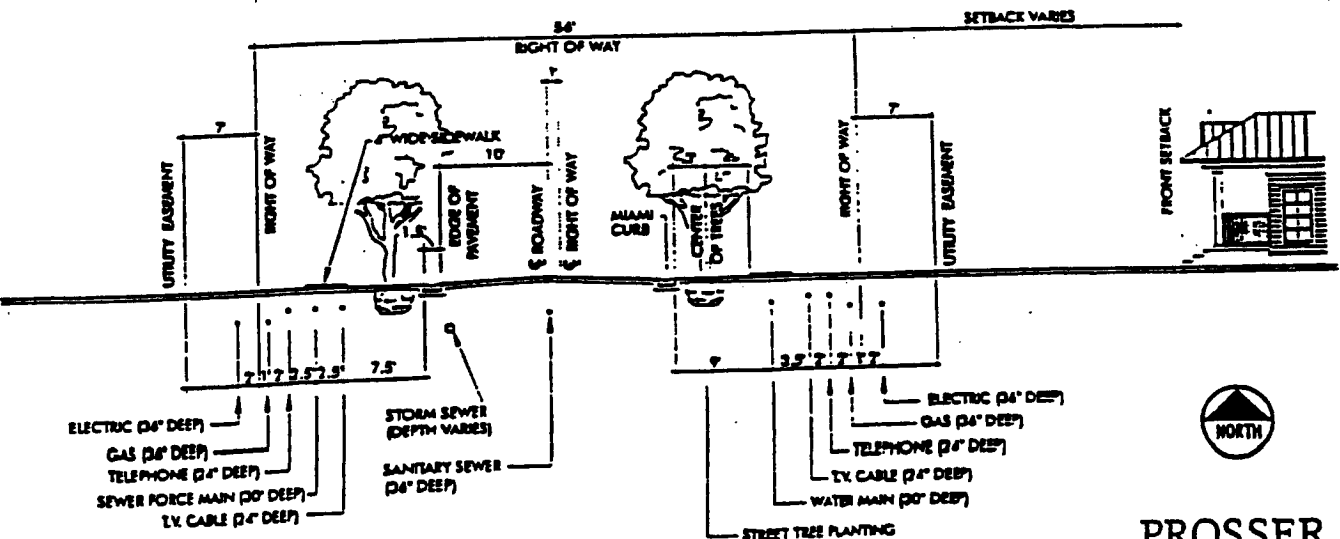
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**Typical Roadway Cross Sections
 RESIDENTIAL SUBDIVISIONS**

Figure 13



TYPICAL RESIDENTIAL ROADWAY CROSS SECTION



RESIDENTIAL ROADWAY CROSS SECTION - WITH FORCE MAIN



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**MARSHALL CREEK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2002 ENGINEER'S REPORT**

Prepared for:

**BOARD OF SUPERVISORS
MARSHALL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Prepared by:

**PROSSER HALLOCK, INC.
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Suite 200
Jacksonville, Florida 32224-0229**

Prosser Hallock Ref. No. 100101.01 & .25

March 9, 2002, Latest Revision December 4, 2002

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TABLE 1

FIGURES

APPENDIX

MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT

The Marshall Creek Community Development District ("District") is comprised of 905 acres located in St. Johns County, Florida, east of U.S. 1, directly across from the intersection with International Golf Parkway (Figure 1). The development within the District will include a mix of single-family residential, multifamily, commercial and recreational uses (Figure 2). Construction for many of the said uses has already begun and has been funded thus far by the Series 2000 bonds. The referenced bond series was issued in June 2000 for a total of \$19,600,000.

This report however addresses improvements that would be accomplished with the next series of bonds (Series 2002 bonds). Therefore, these improvements are described herein, with an opinion of the probable cost of construction.

PROPOSED IMPROVEMENTS

The District proposes to design, install, and acquire and/or construct improvements grouped into four main elements under the Series 2002 bond issue:

1. General Infrastructure
2. Amenity and Security Facilities
3. Residential Subdivision Infrastructure
4. Commercial Area Infrastructure

A summary of cost elements is presented in Table 1 for each of these elements. The total construction budget for the proposed Series 2002 bonds is \$22,460,666. Featured below is a detailed description of the element components.

1. General Infrastructure

- A. North Loop Road - The loop road (Figure 3) is a two-lane road that is planned to circle through the development. As a whole, the loop road links individual residential parcels to one another and the District's facilities. A cross-section of the loop road is presented in Figure 4. The first 4,100 feet of the loop road was constructed through the south portion of the project and was funded by the Series 2000 bonds. The north loop road however will extend from the existing roundabout traffic circle in a northerly, then easterly direction for a total of about 6,500 feet.

2. Amenity & Security Facilities

- A. Swim and Fitness Facility - Sited on a 1.5-acre parcel in the Village Center, the Swim and Fitness Facility (Figure 5) will feature an approximately 7,000 square foot

building which will have a fitness center, locker rooms, administration areas, a snack bar, storage rooms and an exterior covered pavilion. The exterior area will have components including a family pool, children's pool and playground. A competition pool will be added later under a future bond issue.

- B. Tennis Center – Located within the Village Center, the Tennis Center (Figure 5) will include eight clay or har-tru tennis courts, a covered pavilion and restrooms. Several of the courts may be lighted.
- C. Village Green and Community Landscape – The Village Green (Figure 5) will be located at the heart of the Village Center and will provide a central park space. Components include a focal fountain, plaza space, walkways, seating areas and covered pavilion. Community Landscape improvements include a lakefront promenade and landscape and signage along US 1 and internal roadways. Approximately half of the total cost for this item was funded by the Series 2000 Bonds.
- D. Security Facilities – Improvements comprise access control structures and monitoring systems for the South Loop Parkway and North Loop Parkway.
- E. Intracoastal Pavilion and Boardwalks – The first phase of a series of boardwalks (Figure 6) will be constructed. These boardwalks will provide access through and to remote areas otherwise not available by foot traffic. These areas include passages through natural wetland and marsh areas and out to islands proximate to the Intracoastal Waterway.

3. Residential Subdivision Infrastructure – Generally, the neighborhoods within the development have been referenced in this report by an alphanumeric name. The key to understanding the symbolic nature is as follows:

NV – North Village
MV – Midtown Village
EV – East Village

SV – South Village
MU – Mixed Use

- A. Village Center Residential – The Village Center (Figure 5), which is the focal point of the development, will consist of single-family residential, multi-family residential, commercial and recreational uses. The layout of the primary infrastructure is broken into two phases, with an additional third area (Parcel MV-2) that will have similar uses. The first phase was funded and constructed with the Series 2000 Bonds.

Streets within the Village Center areas will be constructed with a 50-foot-wide right-of-way and asphalt paved surfaces with curb and gutter edging. Drainage inlets and pipes within the right-of-way will collect and transport rain runoff to nearby

retention/detention ponds. Water and sewer utility pipes will also be installed within the street right-of-ways.

1. Village Center Phase II - Approximately 4,000 linear feet of streets will be constructed under the Series 2002 bonds. Planned sizes for the single-family residential lots are 1/8 acre. Lighting, street fixtures, signage, street trees, special paving and other streetscape improvements are included in the scope of work. In addition, other parks and landscape improvements located in the Phase I areas will be funded by Series 2002 bonds.

2. MV-2 - Approximately 2,000 linear feet of streets within this third section of the Village Center will meander through both single and multi-family mixed uses. Uses will likely consist of condominium structures and residential lots on the order of 1/4 acre.

B. Other Residential Subdivisions - Infrastructure serving the residential subdivisions within the District include roads, water and sewer utilities, and drainage elements. Most of the infrastructure will be constructed within the right-of-way of roads internal to the subdivisions. Some infrastructure such as wet detention ponds and sanitary lift stations may be located in dedicated easements outside of the right-of-way. A typical residential right-of-way cross-section is provided in Figure 7.

Scattered throughout the residential subdivisions, the neighborhood parks will provide active uses by implementation of playground and sports type equipment; as well as, providing passive uses by preservation of existing vegetation and landform.

The Series 2002 bond issue is proposed to fund the following residential subdivision infrastructure areas within the CDD:

- Cottage Home Subdivisions - 1/3-acre lot size
- Parcels MUB-2 & 3 (Figure 8)
- Villa Home Subdivisions - 1/3-acre lot size
- Parcel MUB-4 (Figure 11)
- Manner Home Subdivisions - 1/2-acre lot size
- Parcel SV-3 (Figure 12)
- Parcels MV-1 (Figure 9)
- Estate Home Subdivisions - 3/4-acre lot size
- Parcel EV-1 (Figure 13)
- Parcel EV- 2 (Figure 14)
- Parcel EV- 10 (Figure 15)

- Parcels MV- 2 (Figure 10)

4. Commercial Area Infrastructure

- A. Parcels MUA-1 & 2 - The commercial areas, Parcels MUA-1 & 2, (Figure 16) are categorized as mixed-use areas that are planned to have retail and office space. The said parcels are situated on the south and north sides of the Entry Road, respectively, along US Highway No. 1. The commercial area infrastructure is eventually planned to include both roadway and stormwater facilities for the approximate 90 acres; however, for the purposes of the Series 2002 Bonds, it is only proposed to construct the stormwater facilities that are required for the proposed run-off.

BASIS FOR THE COST ESTIMATE

The infrastructure contemplated by this plan is currently under different levels of design. Prosser Hallock prepared opinions of probable costs based on the intent and status of each element as defined at its current level of design. Opinions of cost are based on our experience with similar projects and represent a reasonable approximation pursuant to standard engineering practice.

The cost numbers include several elements:

- Construction cost.
- Design fee including engineering, landscape and hardscape, architectural, and subconsultants such as surveyors, environmental consultants and geotechnical engineers.
- Contingency factor of 10%.
- Construction administration expenses.

Costs, which have not been included, are land acquisition costs, wetland preservation and mitigation costs, permitting fees, debt service costs, and offsite utilities.

The exact location of some of the facilities may be changed during the course of approval and implementation. These changes will not diminish or alter the benefits to be received by the land, and any changes will result in the land receiving the same or greater benefits at no additional cost to the landowners. Therefore, the District retains the right to make reasonable adjustments in the plan to meet the requirements of any governmental agency and at the same time providing the same or greater benefits to the land.

The plan presented herein has been prepared based upon both the previous and current regulatory criteria. Regulatory criteria will undoubtedly continue to evolve, and future changes may affect the implementation of this plan. If this occurs, future substantial changes should be addressed and included as addenda to the plan.

MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT
Proposed Improvements for 2002 Bond Series
Opinion of Probable Construction Cost

TABLE 1

	Revised Over all Project	Proposed Series 2002
General Infrastructure		
Entry Road and Feature	\$2,097,728	\$0
Loop Road	\$3,380,603	\$2,044,250
Village Center Streets	\$1,382,204	\$0
Intracoastal Club Access Road	\$0	\$0
Stormwater System	\$1,546,125	\$0
Master LM Station & Mains to U.S. 1	\$361,082	\$0
Subtotal	\$8,767,761	\$2,044,250
Amenity & Security Facilities		
Swim/ Fitness Facility	\$3,800,000	\$3,100,000
Tennis Center	\$835,000	\$785,000
Athletic Complex	\$1,245,735	\$0
Village Green & Community Landscape	\$2,603,960	\$1,203,900
Security Facilities	\$265,200	\$265,200
Intracoastal Club and Boardwalks	\$1,105,000	\$1,105,000
Subtotal	\$9,764,895	\$6,458,700
Residential Subdivision Infrastructure		
I. Village Center Subdivision	\$2,885,631	
Village Center I - General		\$0
Village Center I - Condo's		\$0
Village Center II - General		\$2,005,575
Parcel MV-2 (partial)		\$841,228
Subtotal	\$2,885,631	\$2,846,803
II. Cottage House Subdivision (Parcel A Typical)	\$4,794,786	
Parcel A-1 (Oak Common) & Parks		\$0
Parcels MUB 2 & 3		\$2,600,400
Subtotal	\$4,794,786	\$2,887,828
III. Villa Home Subdivision (Parcel B Typical)	\$8,428,712	
Parcel B-1 (Parkside) & Park		\$0
Parcel MV-2 (partial)		\$0
Parcel MUB-4 (partial)		\$1,856,400
Parcel NV-1		\$0
Subtotal	\$8,428,712	\$1,856,400
IV. Manor Home Subdivision (Parcel C Typical)	\$8,364,035	
Parcel C-1 (Trellis Park and Trellis Park East)		\$0
Parcel SV-3		\$1,568,500
Parcel MUB-4 (partial)		\$1,237,800
Parcel SV-1		\$0
Parcel MV-1		\$724,500
Parcel MV-3		\$0
Subtotal	\$8,364,035	\$3,528,600
V. Estate Home Subdivision (Parcel D Typical)	\$8,170,222	
Parcel D-1 (Marshall Creek Bluff)		\$0
Parcel EV-2		\$1,218,885
Parcel EV-1		\$561,500
Parcel MV-2 (partial)		\$287,528
Parcel EV-10		\$557,500
Parcels EV-4 thru 9		\$0
Subtotal	\$8,170,222	\$2,623,513
Commercial Area Infrastructure		
Parcel MUA-1 Roadway	\$1,400,000	\$0
Parcel MUA-1 Stormwater System	\$350,000	\$350,000
Parcel MUA-2 Stormwater System	\$450,000	\$450,000
Subtotal	\$2,200,000	\$800,000
TOTAL CONSTRUCTION BUDGET	\$51,366,833	\$22,460,666

*Design & Construction Administration fees are generally included - notable exceptions are in MV areas.

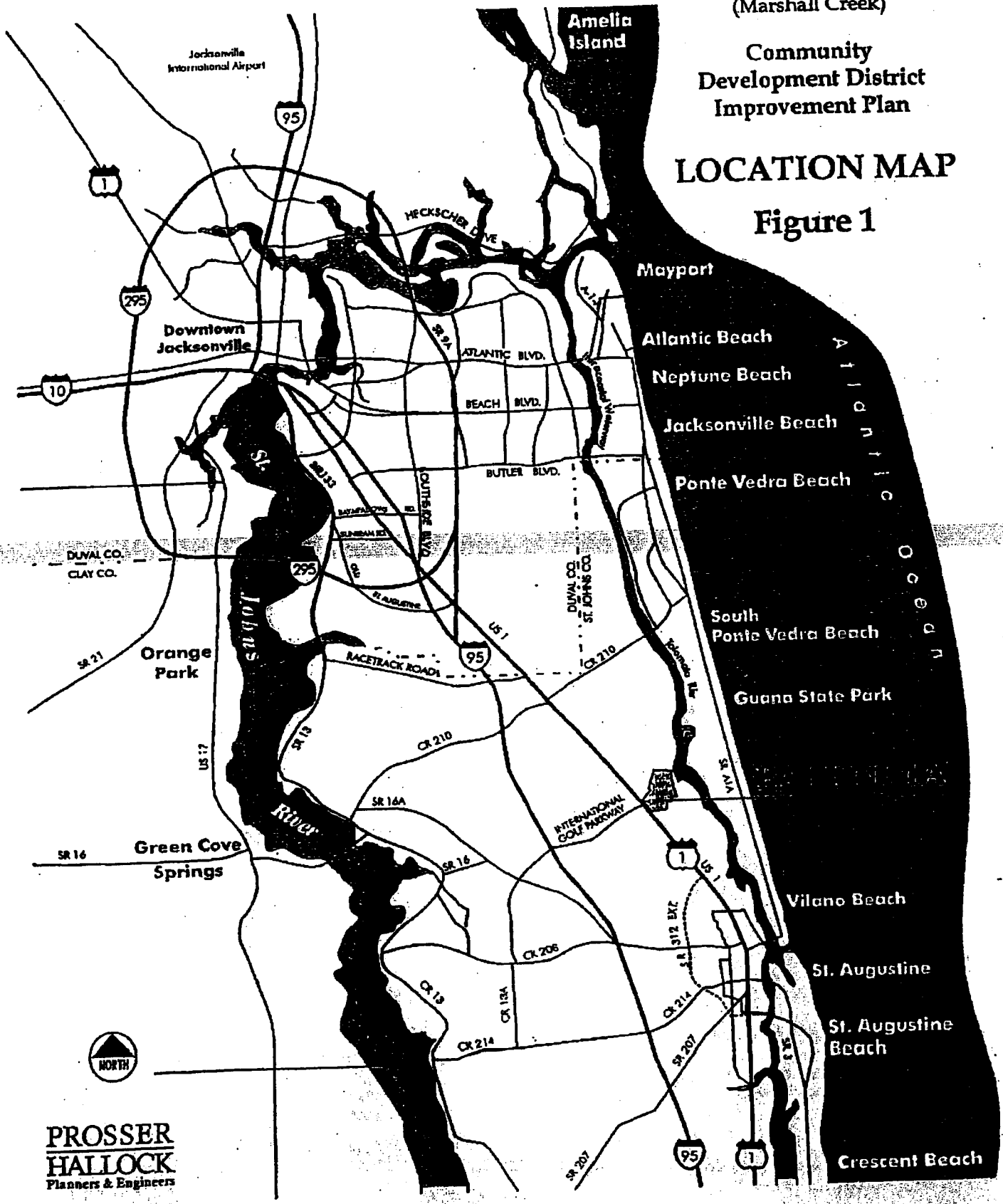
PALENCIA

(Marshall Creek)

Community Development District Improvement Plan

LOCATION MAP

Figure 1

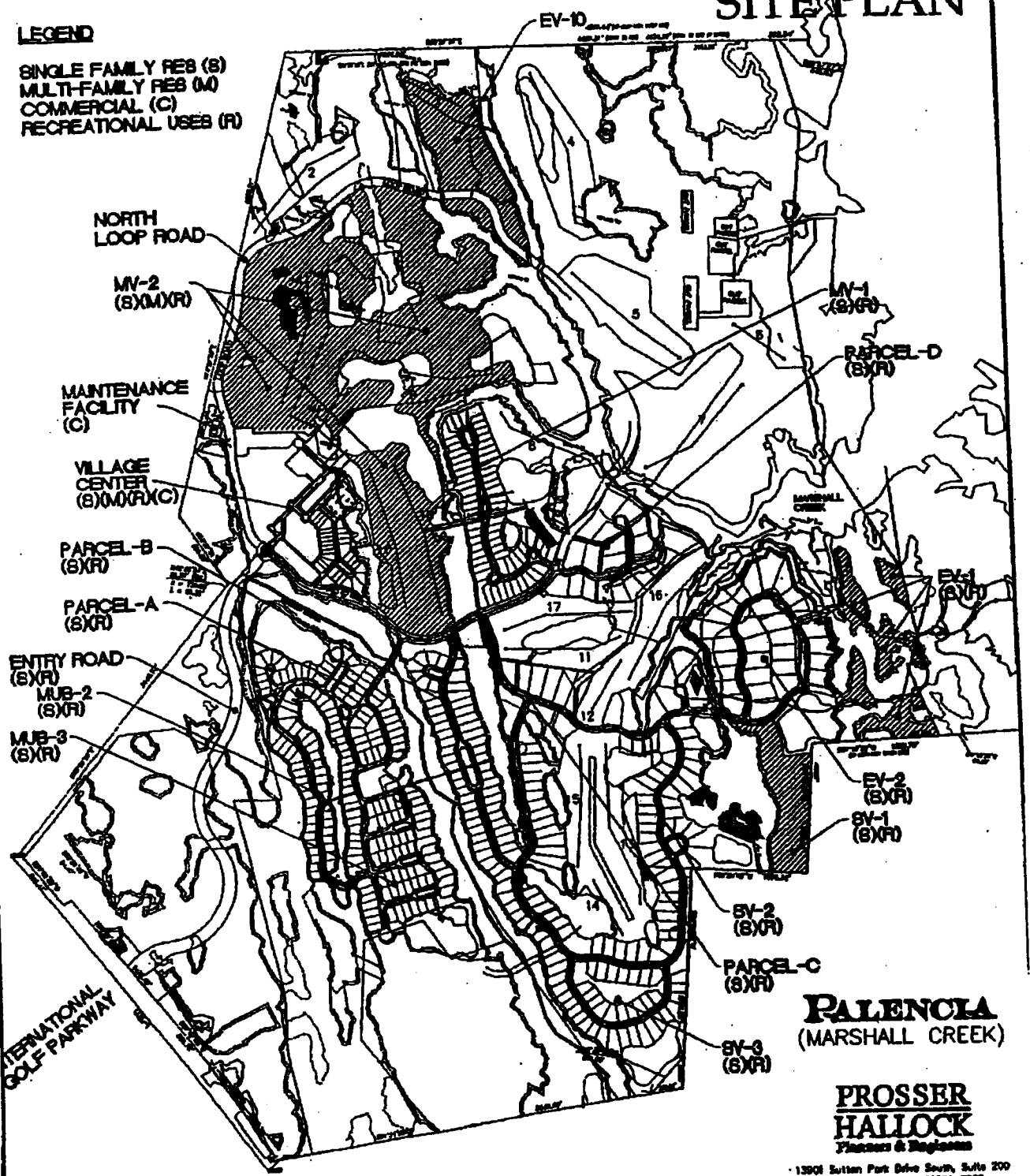


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Fig 2 SITE PLAN

LEGEND

- SINGLE FAMILY RES (S)
- MULTI-FAMILY RES (M)
- COMMERCIAL (C)
- RECREATIONAL USES (R)



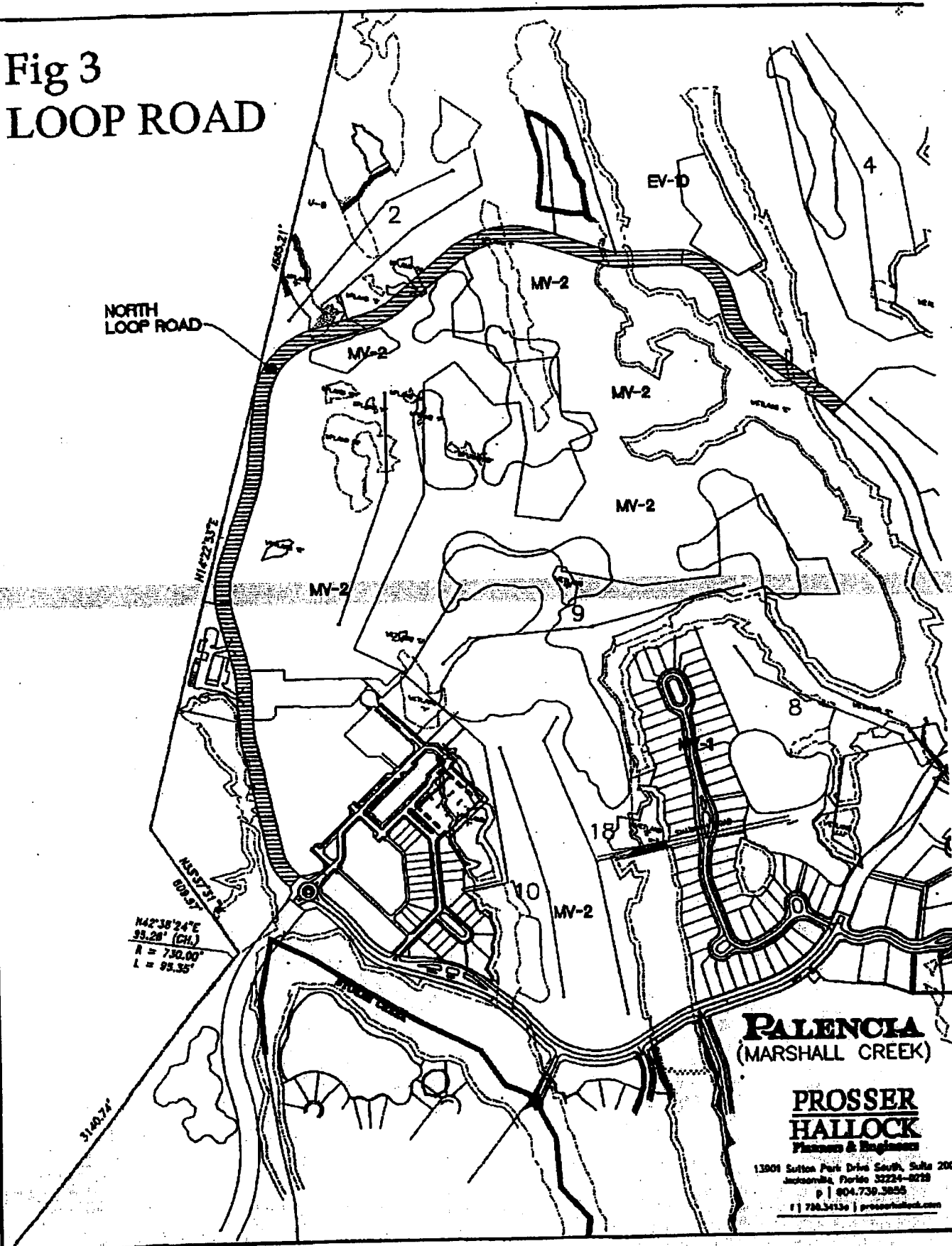
PALENOLA
(MARSHALL CREEK)

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Jacksonville, Florida 32226-0229
p | 904.739.5855
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**Fig 3
LOOP ROAD**

NORTH
LOOP ROAD



**PALENCIA
(MARSHALL CREEK)**

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Fig. 5
Site Plan
Village Center

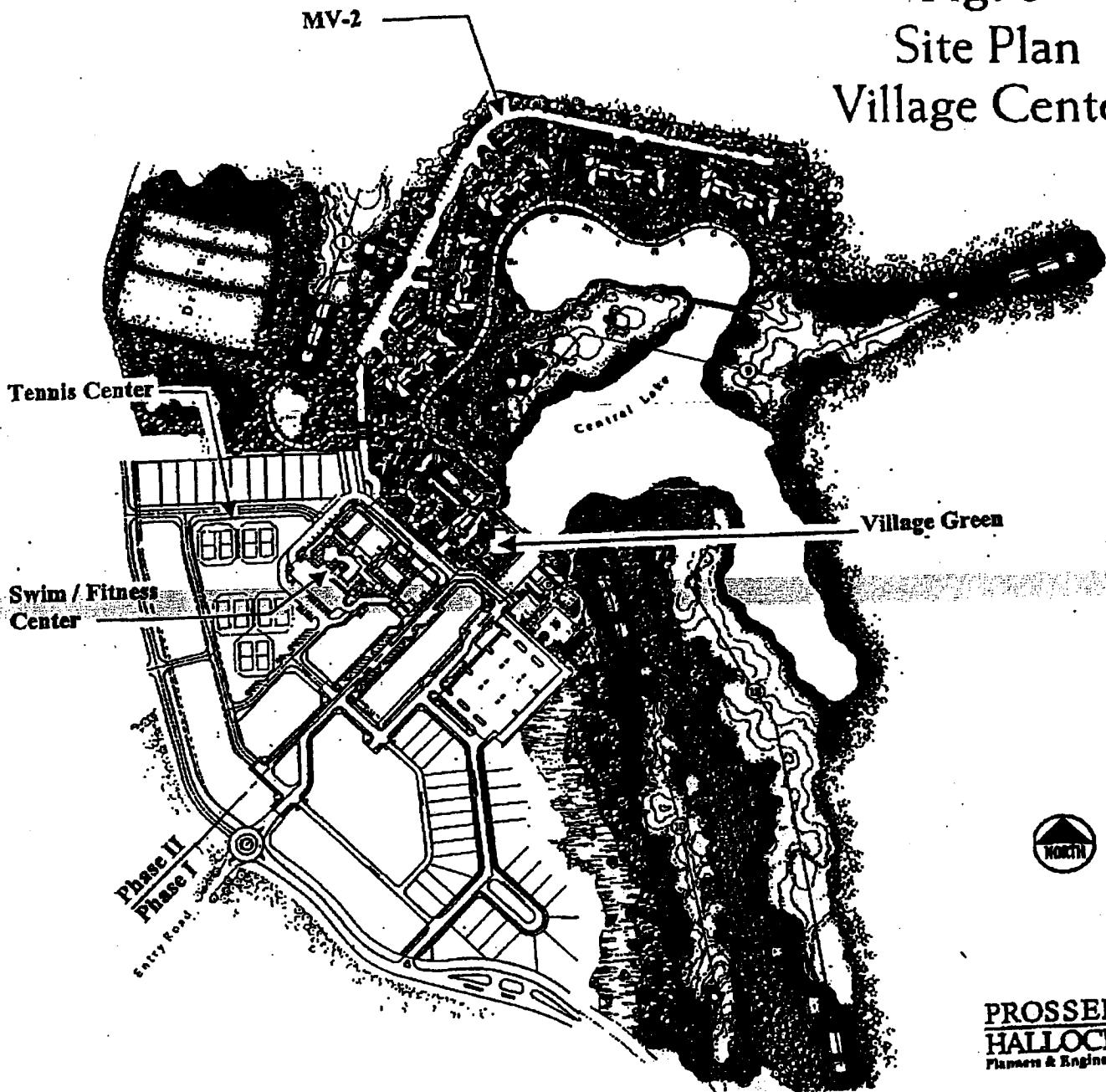


Fig 6
BOARDWALKS

PALENCIA
(MARSHALL CREEK)

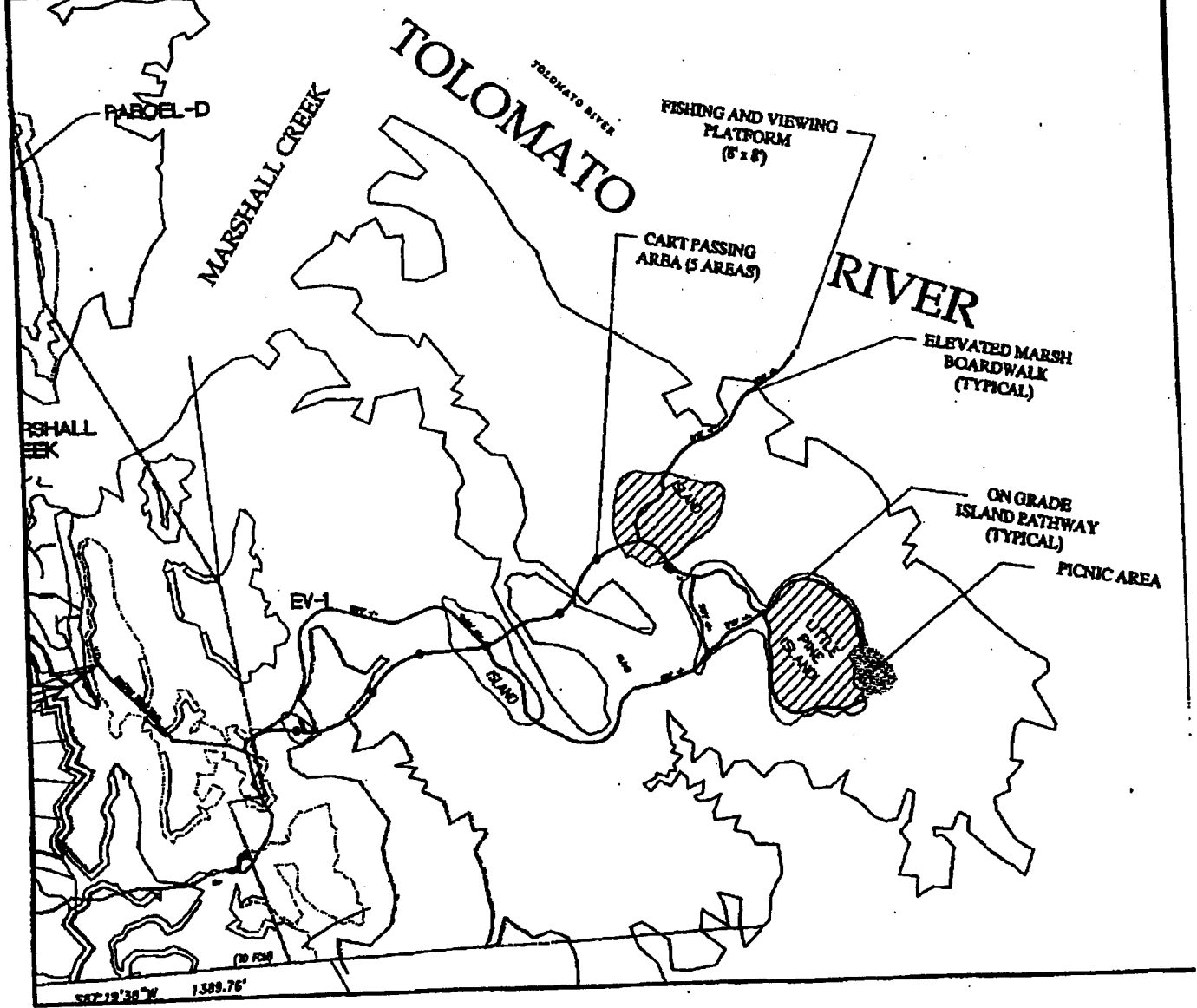
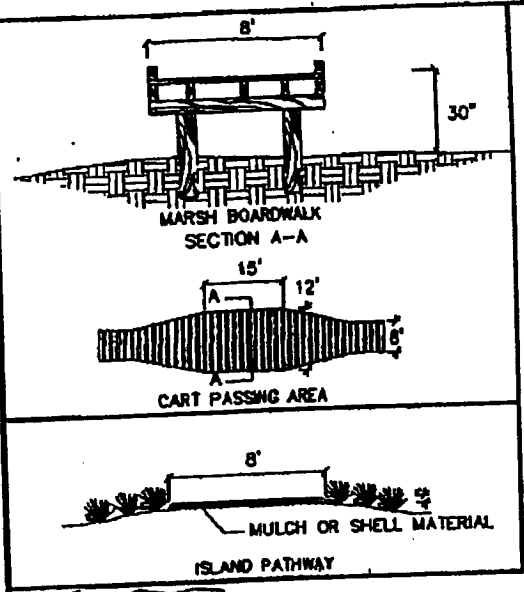
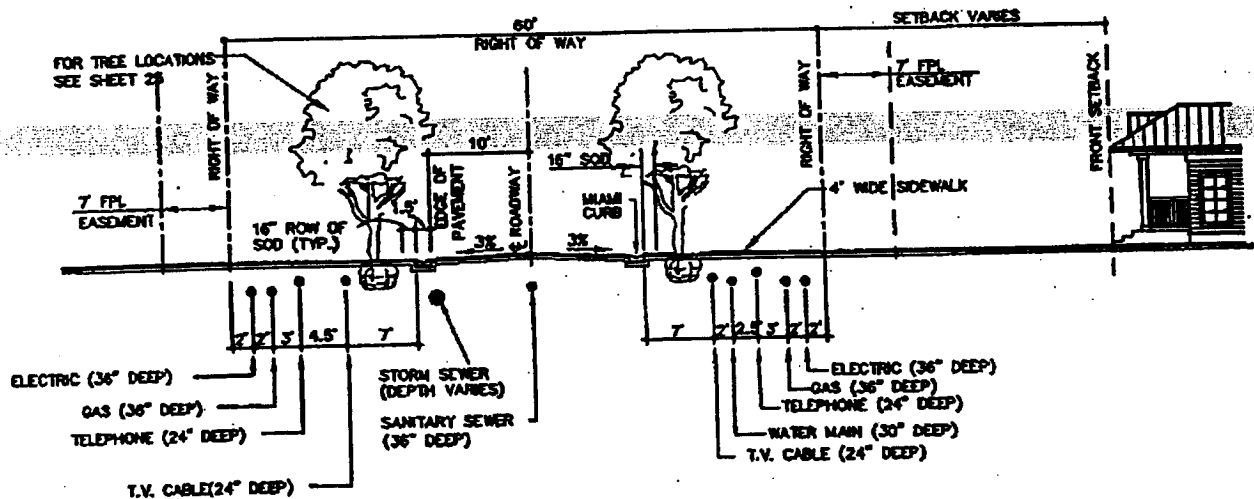


Fig 7 Residential Cross Section



*ALL IRRIGATION UNDER ROADWAY TO BE A MINIMUM OF 36" DEEP.

TYPICAL RESIDENTIAL ROADWAY CROSS SECTION

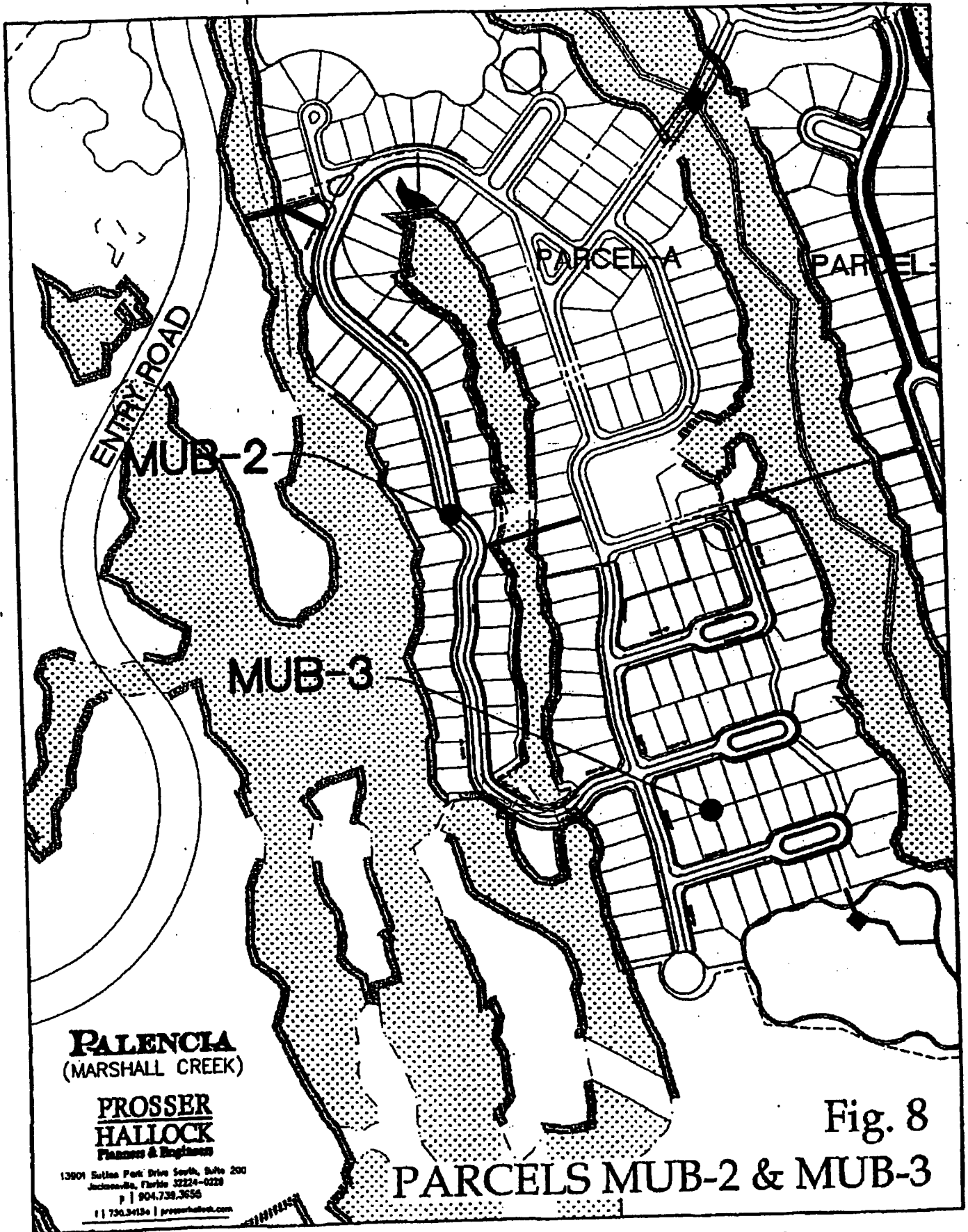
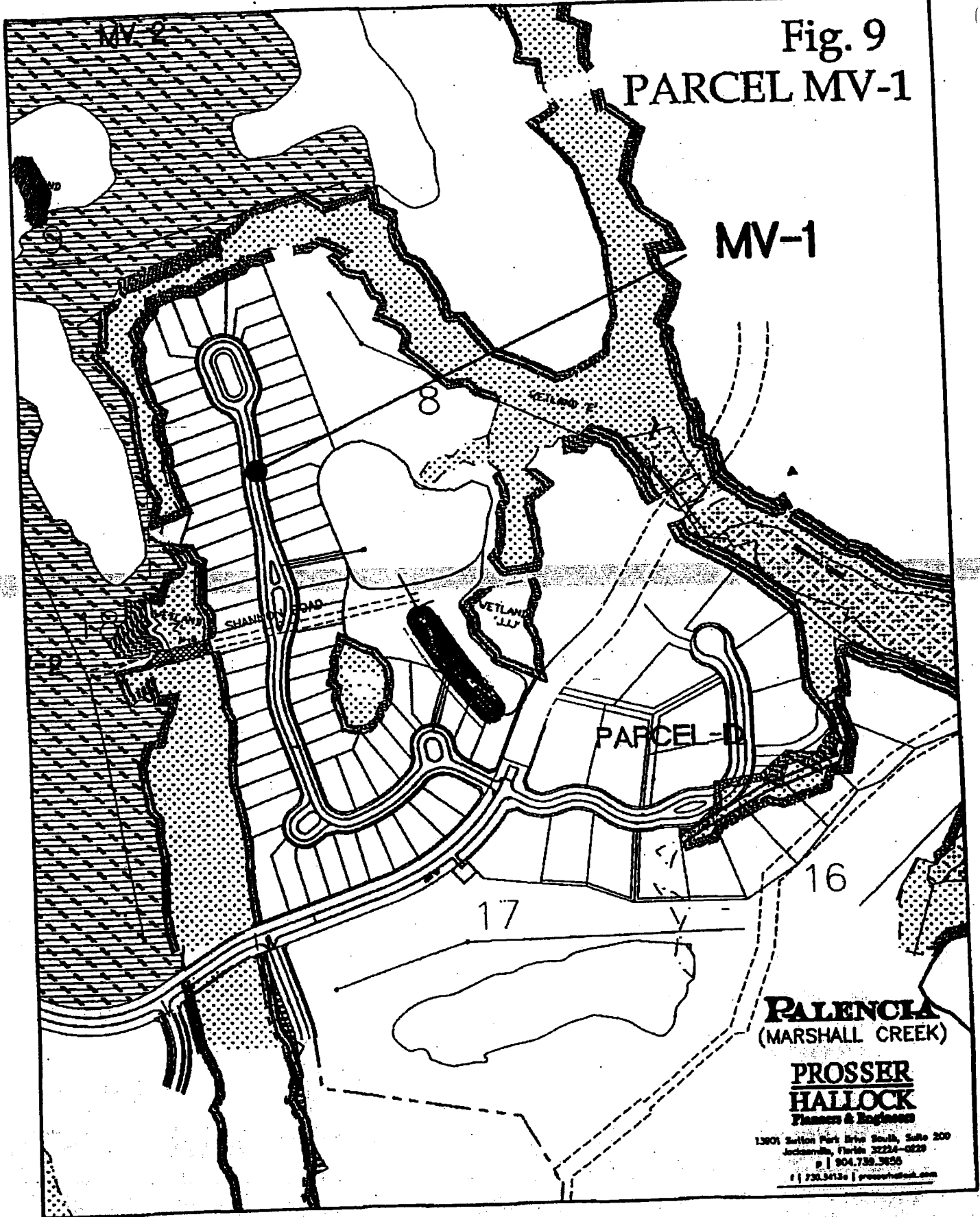


Fig. 9
PARCEL MV-1

MV-1



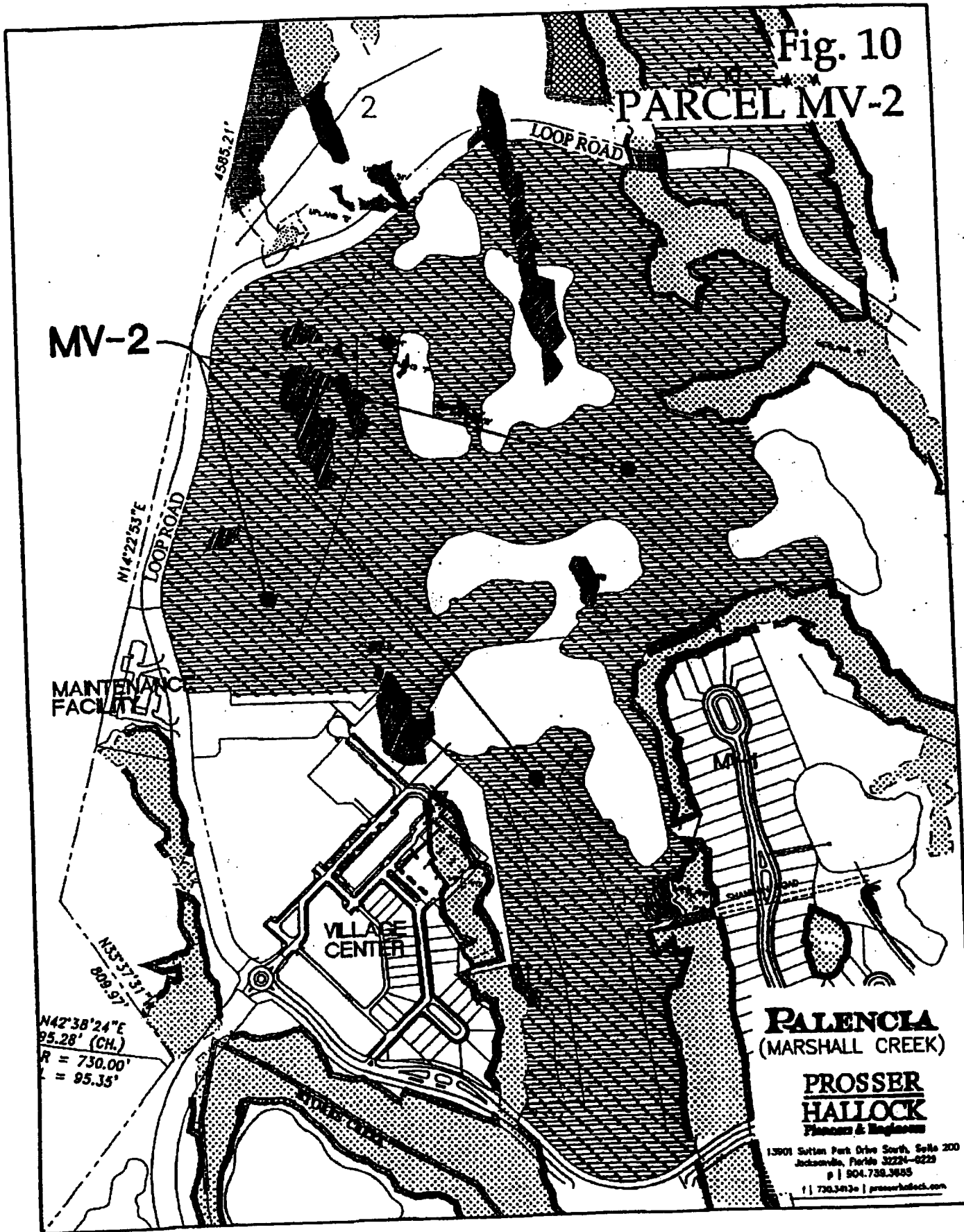
PALENCIA
(MARSHALL CREEK)

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Fig. 10

PARCEL MV-2

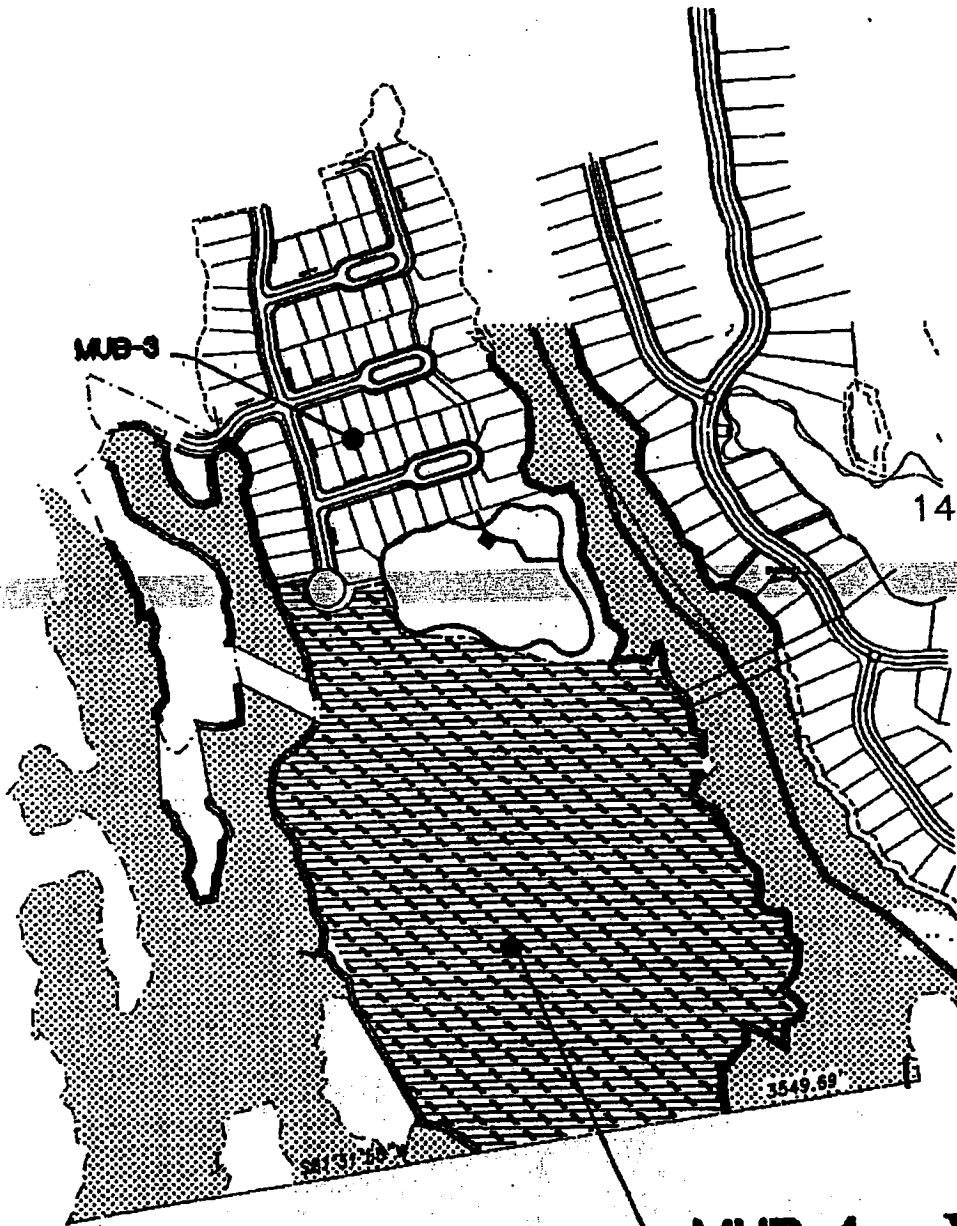


PALENCLIA
(MARSHALL CREEK)

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Fig. 11
PARCEL MUB-4



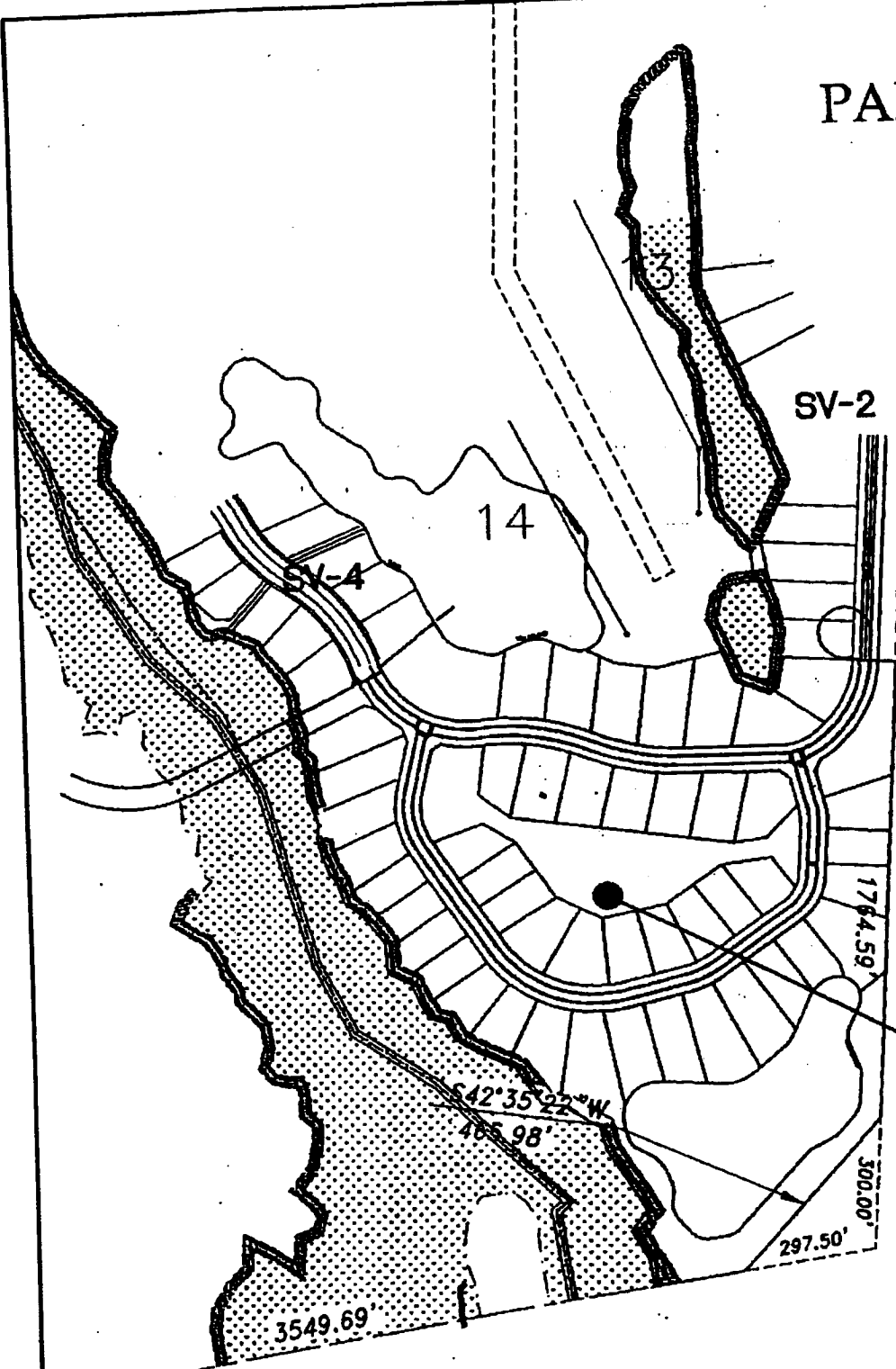
MUB-4

PALENCA
(MARSHALL CREEK)

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Fig. 12
PARCEL SV-3



SV-3

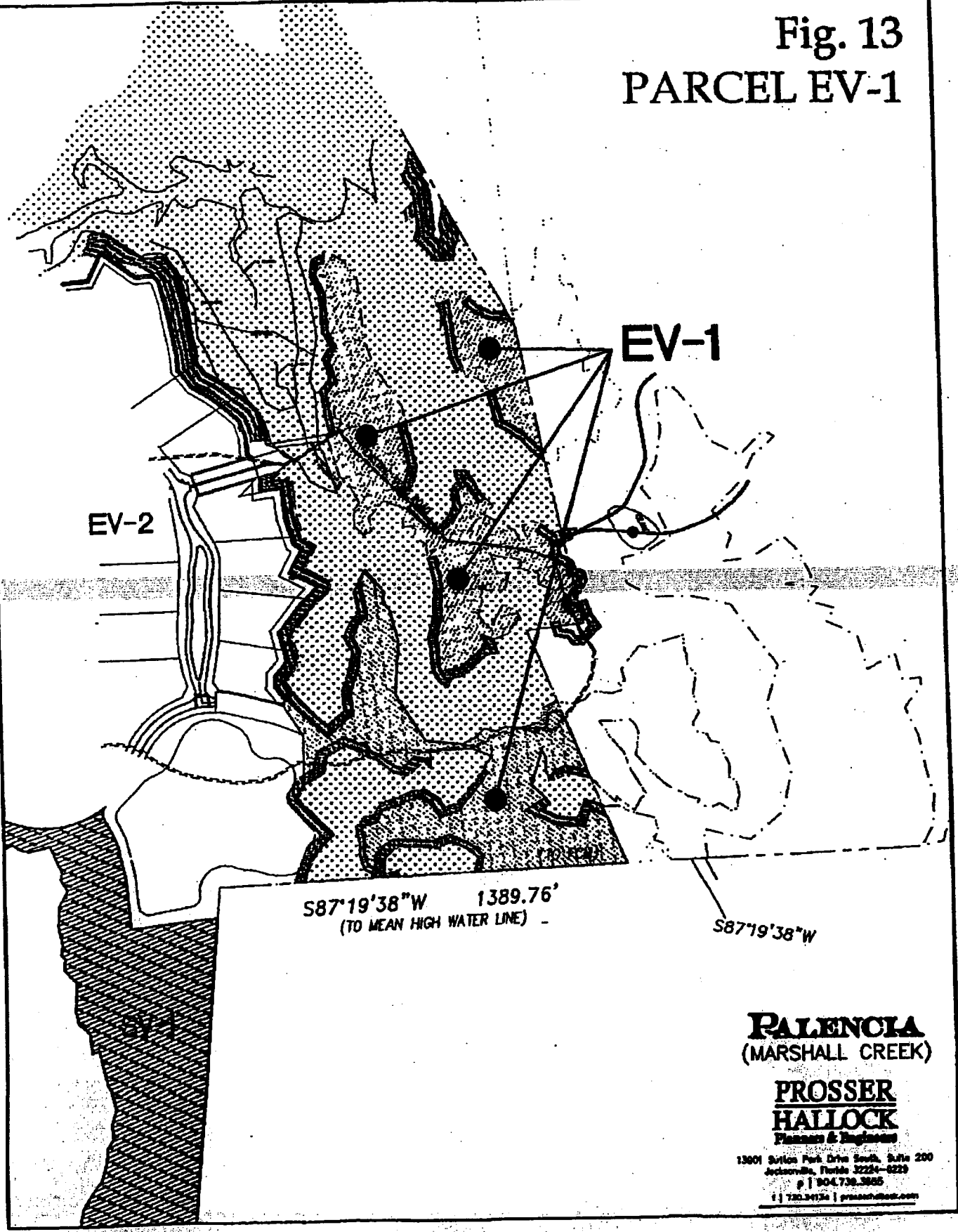
PALENCIA
(MARSHALL CREEK)

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A-17

Fig. 13
PARCEL EV-1



S87°19'38"W 1389.76'
(TO MEAN HIGH WATER LINE) -

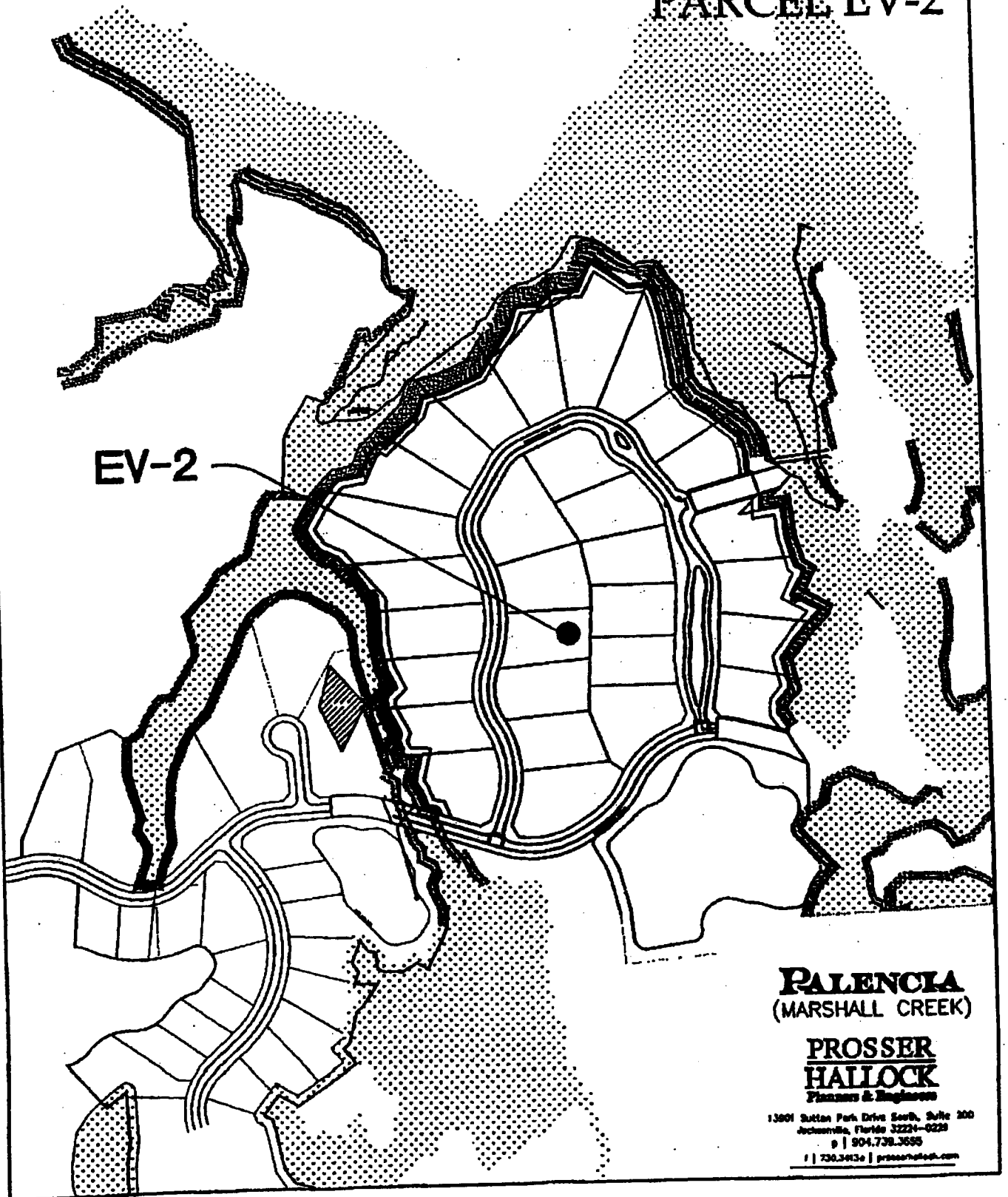
S87°19'38"W

PALENCIA
(MARSHALL CREEK)

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Fig. 14
PARCEL EV-2

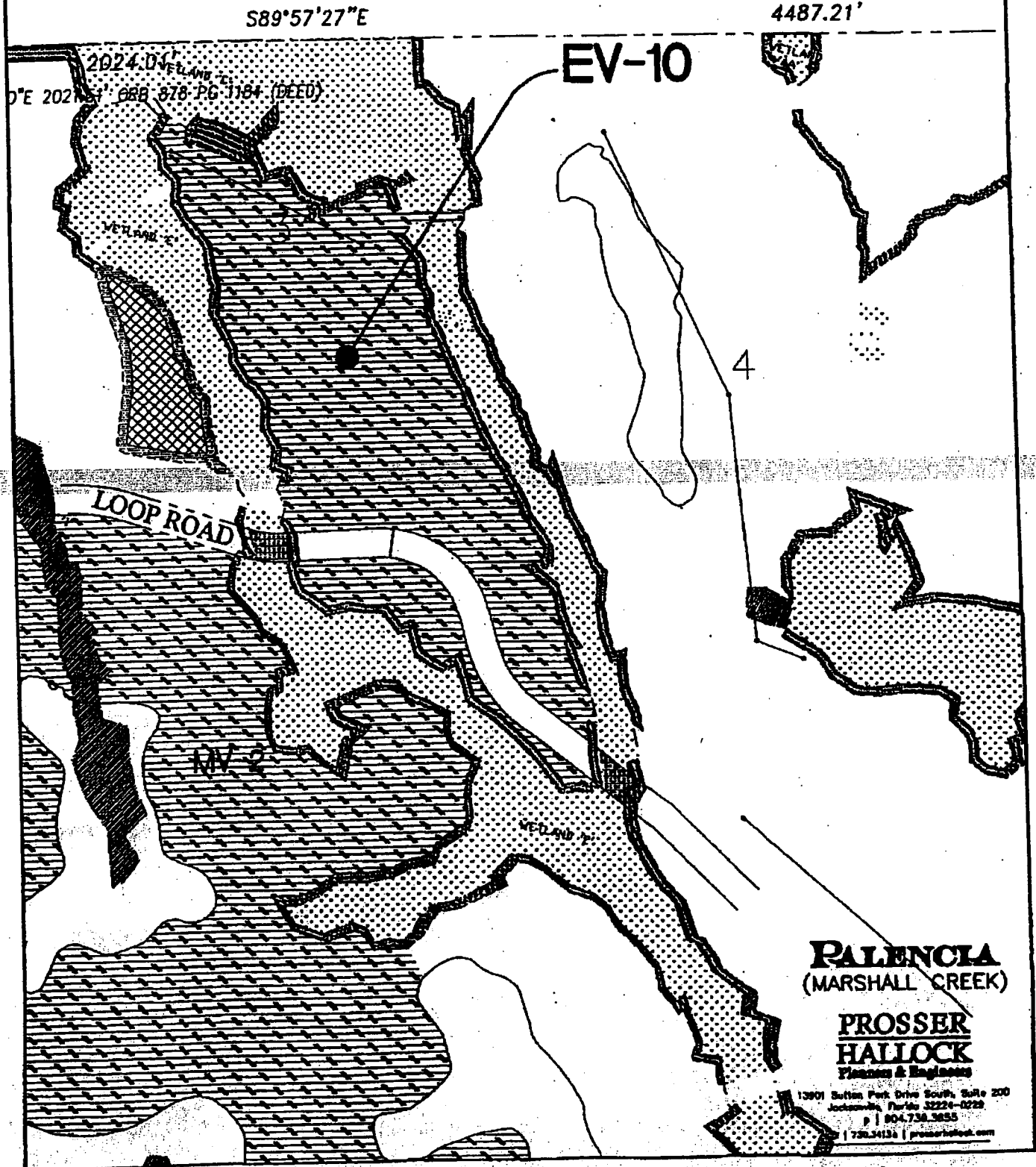


PALENCIA
(MARSHALL CREEK)

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Fig. 15
PARCEL EV-10



**PROSSER
HALLOCK**
Planners & Engineers

April 25, 2002

Mr. Walter O'Shea, Chairman
Marshall Creek Community Development District
7502B U.S. Highway 1 N
St. Augustine, FL 32095-8401

RE: Addendum to Capital Plan
Marshall Creek Community Development District
Prosser Hallock Ref. No. 100101.01 & 25

Dear Mr. O'Shea:

As you requested, Prosser Hallock is pleased to present this addendum to the Capital Plan that was developed for the Marshall Creek Community Development District to obtain funding for the project. In general, this addendum addresses several elements of the plan that have been modified in response to changes in local real estate markets.

Briefly, the Overall Assessment Plan is broken into three categories:

1. General Infrastructure
2. Recreation & Security Facilities
3. Residential Subdivision Infrastructure

GENERAL INFRASTRUCTURE

Stormwater System - It was the intent of the District to delineate the location of proposed stormwater facilities that would be necessary to meet the runoff requirements developed by the proposed construction and construct a master system in one or two phases. During the first bond issuance (Bond Series 2000), the first phase of the stormwater system was designed and constructed with Series 2000 Bond proceeds to service various portions of future construction. These ponds were constructed independently of the residential infrastructure because of the relatively low unit costs that were made available by the golf course contractor, due to the vast amount of earthwork that was taking place at that time.

Currently, as the District commences the design and construction of the balance of the stormwater system, it is in the District's best interest to break the stormwater system down into a series of individual ponds, that will be constructed as a part of the residential subdivision infrastructure. By doing so, the District is able to better utilize the excess fill material that is removed from the proposed stormwater ponds and eliminate expensive hauling charges that would result if the ponds were constructed independent of the road infrastructure and the material stockpiled. Also, this allows the District to hold the residential infrastructure contractors responsible for not only the roadway and utility work, but also the stormwater system that their drainage is to tie into.

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e | prosserhallock.com

A-21

Mr. Walt O'Shea
April 25, 2002
Page 2

RECREATION & SECURITY FACILITIES

Since the original Capital Improvement Plan for the District was created, changes in the local residential real estate market have necessitated a shift in the development market segmentation strategy. Several established high-end competitive communities have completed build-out faster than originally estimated, creating an under-supply in the market. No competitive new developments can offer the natural amenities that are found within the District. Therefore, the District's product mix has been modified to reduce the number of mid-range lots and increase the number and size of the high-end lots. However, the District's amenity package must be upgraded to meet the expectations of the high-end purchaser. As a result, the budget for the following items has been increased significantly, resulting in an increase of the Recreation & Security Facilities budget from \$4.2 million to \$9.1 million.

- Swim & Fitness Facility
- Athletic Complex
- Village Green & Community Landscape
- Intracoastal Club & Boardwalks

RESIDENTIAL SUBDIVISION INFRASTRUCTURE

As mentioned above, there has been a shift from the mid-range to a higher end product. Furthermore, it should be noted that in doing so, there are fewer lots that need to be served by roadways and utilities. As a result, the overall construction of the infrastructure is projected to decrease. However, the amount of decrease in residential subdivision infrastructure will be offset by the construction of the stormwater facilities that is now included with the residential subdivision construction, as explained above. When all is taken into consideration for this category, it is found that there is no substantial change in the overall budget.

In conclusion, this addendum reveals that the overall construction costs for the project have decreased. If you have any questions or comments, please feel free to contact me.

Sincerely,

PROSSER HALLOCK, INC.



Douglas M. Davis, Jr., PE
Manager, Construction Services

c.c. Marshall Creek CDD Board Members
Marshall Creek CDD Staff

**Estimated Construction Costs and Timetable for Construction of District
Improvements to the Expansion Parcels.**

IMPROVEMENT	CONSTRUCTION TIMETABLE	ESTIMATED TOTAL COST
¹ Roadways and Utilities	2006-2007	\$ 4,179,000
Lift Stations	2006-2007	\$ 237,000
² Master Stormwater Drainage System	2006-2007	\$1,000,000
Recreation	2006-2007	\$500,000
	TOTAL ESTIMATED COST	\$5,916,000

The above estimates are based upon currently available data. Actual construction timetables and costs may vary due to the effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions

¹ Utilities include water, wastewater and Stormwater collection system improvements.

² Master Stormwater improvements include the construction of four retention ponds and related connections.

STATEMENT OF ESTIMATED REGULATORY COSTS
Marshall Creek Community Development District
Boundary Expansion

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to expand the boundary of the Marshall Creek Community Development District ("District"). The District currently comprises approximately 1,047 acres of land located within the St. Johns County, Florida. The expansion area totals approximately 159 +/- acres. The expanded District boundary will consist of approximately 1,206 +/- acres. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), F.S. (governing District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant."(emphasis added)

1.2 Overview of the Marshall Creek Community Development District

The District is designed by state law to provide community infrastructure, services, and facilities, along with their operations and maintenance, benefiting the lands within the proposed District. The development plan that was included in the Petition to Establish the District included for 2,300 residential units and 100,000 square feet of commercial and office space.

The development plan within the District has been modified. The District now anticipates supporting 1,001 single family residential units, 707 multifamily residential units, 300,000 square feet of office space and 300,000 square feet of commercial space. The 159 acre expansion area is planned for 98 single family residential units. These units are included within the above referenced 1,001 single family units. No additional residential or non-residential development is anticipated due to the expansion of the District's boundary.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2002), defines the elements a statement of estimated regulatory costs must contain:

"(a) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(b) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(d) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. St. Johns County is not defined as a small County for purposes of this requirement.

(e) Any additional information that the agency determines may be useful.

(f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule."

2.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

The expansion area consists of 159 +/- acres. The development plan for the expansion area encompasses approximately 98 single-family units. All of the households that locate within the proposed expansion area would be under the jurisdiction of the District. Of course, the decision to locate within the District is voluntary.

3.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

3.1 Costs to Governmental Agencies of Implementing and Enforcing the Rule

State Governmental Entities

The District encompasses over 1,000 acres. Since St. Johns County originally established the District it will process the petition to expand the District boundaries.

There will be only modest costs to various State governmental entities to implement and enforce the proposed expansion of the District. The modest costs to various State entities to implement and enforce the proposed ordinance relate strictly to receipt and processing of various reports that the District is already required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of several hundred governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is *de*

minimis. Additionally, pursuant to Section 189.412, F.S. (2004) the District must pay an annual fee to the State of Florida Department of Community Affairs to offset such costs.

St. Johns County

The District currently lies within unincorporated St. Johns County, Florida and consists of more than 1,000 acres. The expansion parcels are also within the St. Johns County. The St. Johns County Board of Commissioners and the County staff will process, analyze, conduct a public hearing, and vote upon the petition to expand the District's boundary. These activities will absorb some resources.

These costs to the St. Johns County are modest for a number of reasons. First, review of the petition to expand the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the St. Johns County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, local governments routinely process similar petitions for land uses and zoning changes that are far more complex than is the petition to establish a community development district. Finally, the cost to review and process the petition will be offset by the \$5,000 fee paid by the Petitioner when it submitted the petition.

The annual costs to the St. Johns County, once the District is expanded, are also very small and within control of the County. In fact these costs are same as the pre-expansion costs. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and to the extent it wishes, reviewing the various reports that the District is required to provide to the County.

3.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State or local revenues. The District is an independent unit of local government with limited powers. It is designed by law to provide community facilities and services to serve the Marshall Creek development project as expanded. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

4.0 **A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.**

Table 1 provides an outline of the various facilities and services the proposed District may provide. Roadways, water and sewer utilities, storm water management facilities and recreational facilities are expected to be funded and constructed by the District. The sewer and water utilities will be turned over to St. Johns County for ownership and maintenance. The roadways and storm water management facilities will be retained by the District for ownership and maintenance.

**Table 1. Marshall Creek Community Development District
Proposed Facilities and Services**

FACILITY	Funded and Constructed	O&M	Ownership
Roadways and Utilities	CDD	CDD*	CDD*
Lift Stations	CDD	St. Johns County	St. Johns County
Master Storm Water and Drainage	CDD	CDD	CDD
Recreation	CDD	CDD	CDD

* The Roadways will be owned and maintained by the District. The Utilities will be conveyed to St. Johns for ownership and maintenance.

The petitioner has estimated the costs for providing the capital facilities outlined in Table 1 within the expansion area. The cost estimates are shown in Table 2 below. Total costs for these facilities are estimated to be approximately \$5,916,000. This cost estimate is for the district post expansion. To fund this construction program the District may issue special assessments or other revenue bonds estimated to total \$7,690,000. These would be repaid through non-ad valorem assessments levied on all developable property within the District that specially benefits from the District's capital improvement program as outlined in Table 2.

Table 2. Cost Estimate for District Facilities

CATEGORY	COST
Roadways and Utilities	\$4,179,000
Lift Stations	\$237,000
Master Stormwater Drainage	\$1,000,000
Recreation	\$500,000
TOTAL	\$5,916,000

Prospective landowners in the District will be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bonds. In addition to the levy of non-ad valorem assessments for debt service, the District will also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 2 are typical for developments of the type contemplated. In other words, there is nothing peculiar about the District's management and financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a

property owners association common to most mixed-use developments except that they are government enforced first liens.

Real estate markets are quite efficient, because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive the operations and maintenance charges must also be in line with the competition.

Furthermore, the decision to locate in the District is completely voluntary. These potential residents are given full disclosure of the existence of the district and the level of anticipated assessments. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

It should be noted that future landowners of the lands to be included within the District will receive three major classes of benefits.

First, those residents and businesses in the District will receive a higher level of public services and amenities sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the State's growth management policies and laws, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of District services they receive, provided they meet the County's overall requirements.

5.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses due to the expansion of the District. Currently the District must competitively bid or competitively negotiate its contracts. This affords small businesses the opportunity to bid on District work. Expansion of the District will not change its' requirements for competitive negotiating and bidding.

The St. Johns County has an estimated population (not incarcerated) in 2005 that is greater than 10,000. Therefore the County is not defined as a "small" County according to Section 120.52, F.S.

6.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits.

Inputs were received from the Developer's Engineer and other professionals associated with the Developer.

Finally, it is useful to reflect upon the question of whether the proposed District is the best alternative to provide community facilities and services to the project. The land within the District has a need for public infrastructure sufficient to justify the establishment of a community development district. Moreover, there are long term maintenance obligations of facilities that are well suited for the community development district.

As an alternative to the District, St. Johns County could approve a dependent special district for the area, such as an MSBU or a special taxing district under Chapter 125, F.S. Either of these alternatives could finance the improvements contemplated in Table 1 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district or MSBU is not the best alternative for providing community facilities and services to this community. First, unlike the District, the alternatives would require the County to administer the project's facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Administering a project of the size and complexity of the development program anticipated for this community is a very significant and expensive undertaking.

Second, a District is preferable from a government accountability perspective. With a District as proposed, residents and renters in the District would have a focused unit of government ultimately under their direct control. The District is more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to create a dependent district, then the residents of this new community would take their grievances and desires to the County Commission meetings.

Third, any debt of a District is strictly the District's responsibility. Any financial problems that a dependent district may have inevitably will entangle the County. This will not be the case if a CDD is established.

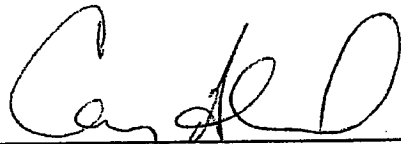
Another alternative to the District would be for a property owner's association to provide the infrastructure, operations, and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA a District can obtain low cost funds from the municipal capital markets. Second, the District can impose and collect its assessments along with other property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of oversight and accountability.

Fishkind & Associates certifies that this SERC meets the requirements for a SERC as set out in Chapter 120.541, F.S.

We have developed over 25 SERCs. Below is a listing of five of these.

- Urban Orlando Community Development District
- Marshall Creek Community Development District
- Cedar Hammock Community Development District
- Mediterra South Community Development District
- Brooks Community Development District

Prepared by:



Carey Garland
Fishkind & Associates, Inc.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FLORIDA STATUTE CITE	DATE
Annual Financial Audit	11.45	within 9 months following end of fiscal year
	218.39	within 12 months after end of fiscal year
Annual Financial Report (AFR)	218.32	(d) no later than 12 months after end of fiscal year or (e) no later than April 30
TRIM Compliance Report	200.068	no later than 30 days after adoption of resolution establishing property tax levy
Form 1 – Limited Financial Disclosure	112.3144	by July 1
Public Depositor	280.17	by November 30
Proposed Budget	190.008	at least 60 days prior to adoption
Public Facilities Report	189.415	within one year of creation; annual updates thereafter
Public Meeting Schedule	189.417	quarterly, semiannually or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.416	30 days after first meeting

Authorization of Agent

This letter shall serve as a designation of Walter O'Shea and Jonathan T. Johnson to act as agents for the Marshall Creek Community Development District with regard to any and all matters pertaining to the Petition to the St. Johns County Board of County Commissioners, to amend the boundaries of the Marshall Creek Community Development District pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

Marshall Creek Community
Development District

DATE: August 11, 2005

W O S H A
Walter O'Shea, Chairman

STATE OF Florida
COUNTY OF St. Johns

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Walter O'Shea, Chairman of the Marshall Creek Community Development District, who executed the foregoing instrument, acknowledged before me that she executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of St. Johns and State of Florida
this 11th day of August, 2005.

Carla Marie Lugs
Notary Public



Personally known: _____
Produced Identification: _____
Type of Identification: _____

**MEMORANDUM OF UNDERSTANDING BETWEEN HINES INTERESTS LIMITED
PARTNERSHIP, MARSHALL CREEK, LTD., GENESIS, LTD., AND
ST. JOHNS COUNTY, FLORIDA**

RECITALS

WHEREAS, Hines Interests Limited Partnership has filed a petition with the Board of County Commissioners of St. Johns County, Florida seeking the establishment of a community development district over approximately 863 acres of land located within the Marshall Creek Development of Regional Impact (the "Development") pursuant to the provisions of Chapter 190, Florida Statutes and County ordinance 94-41 (the "Marshall Creek CDD"); and

WHEREAS, the Development is located entirely within unincorporated St. Johns County, Florida (the "County"); and

WHEREAS, pursuant to County ordinance 94-41 the County has determined that the petition filed by Hines was complete; and

WHEREAS, pursuant to County ordinance 94-41 the County has determined that the petition filed by Hines was sufficient to commence the process of consideration by the County; and

WHEREAS, the County held a workshop on August 3, 1999 regarding the establishment of the Marshall Creek CDD in accordance with the petition filed by Hines; and

WHEREAS, Hines has obtained the consent of the owners of the approximately 863 acres to be included within the Marshall Creek CDD, including the consent of Marshall Creek, Ltd. who has recently acquired real property within the Development including portions of the lands to be included within the CDD, but does not currently own or have consent to include additional uplands located within the Marshall Creek DRI and north and east of the current boundaries of the proposed Marshall Creek CDD (the "Northeast DRI Lands"); and

WHEREAS, the legal description of the parcel containing the uplands constituting the Northeast DRI Lands is described in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, Genesis Ltd. ("Genesis") is the present owner of the Northeast DRI Lands; and

WHEREAS, the County has indicated its interest in including the Northeast DRI Lands within the proposed Marshall Creek CDD; and

WHEREAS, Hines, or its assigns or successors in interest, which may include Marshall Creek, Ltd., or other successors or assigns, intends to petition to amend the boundaries of the Marshall Creek CDD after establishment, to include the Northeast DRI Lands at the earlier of such time as Hines has (i) acquired fee title to the Northeast DRI Lands or (ii) obtained the consent from the owner(s) of the Northeast DRI Lands to include such lands within the Marshall Creek CDD; and

WHEREAS, in the event that Hines, Marshall Creek, Ltd., or its successors or assigns do not

become the developers of the Northeast DRI Lands, Genesis has indicated its willingness to petition to amend the CDD boundaries to include the Northeast DRI Lands at such time as that property starts to be developed.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Hines, and Marshall Creek, Ltd. hereby agree and covenant that within ninety (90) days of the earlier of such time as Hines and/or Marshall Creek, Ltd., its successors or assigns, has (i) acquired fee title to the Northeast DRI Lands or (ii) obtained the consent from the owner(s) of the Northeast DRI Lands to include such lands within the Marshall Creek CDD, Hines and Marshall Creek, Ltd., and/or their successors or assigns, shall petition the Board of County Commissioners of St. Johns County, Florida and the Board of Supervisors of the Marshall Creek CDD to include the Northeast DRI Lands within the boundaries of the Marshall Creek CDD in accordance with Chapter 190, Florida Statutes, as amended.

2. Genesis hereby agrees and covenants for itself and its successors and assigns, that within ninety (90) days of any subdivision plat or a subdivision site plan approval for all or any portion of the Northeast DRI Lands, Genesis and each of its successors and assigns will petition the Board of County Commissioners of St. Johns County, Florida and the Board of Supervisors of the Marshall Creek CDD to include the Northeast DRI Lands subject to that plat or site plan within the boundaries of the Marshall Creek CDD in accordance with Chapter 190, Florida Statutes, as amended. All other land in said Northeast DRI not then made part of the CDD shall be submitted by petition to the appropriate governmental entities for inclusion in the CDD when any other portion of said Northeast DRI lands are proposed for platting or site plan approval. In the event that bonds are issued by the CDD are in default during such ninety days because of a failure to make principal and interest payments when due, then the time for filing the petition will be tolled during the days in which the bonds remain in default.

3. Hines, Genesis, and Marshall Creek, Ltd., and their successors and assigns, hereby agree and covenant to make every and all reasonable efforts at their own cost to cause any application and or petition to add lands to the Marshall Creek CDD required by this Agreement, to be properly and timely processed and approved by all required approving agencies.

4. The parties hereto agree that Hines, Marshall Creek, Ltd., and Genesis shall require their successors-in-interest acquiring title or development rights to any portion of the lands within the Development to perform their respective obligations under this Memorandum of Understanding. The parties further agree that this Memorandum of Understanding shall run with all the lands with the Development, shall bind future owners of that land, and shall be recorded in the official public records of St. Johns County.

5. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to County: St. Johns County
 4020 Lewis Speedway
 St. Augustine, Florida 32095
 Attn: County Administrator

With a copy to: St. Johns County
 Office of the County Attorney
 4020 Lewis Speedway
 St. Augustine, Florida 32095

B. If to Hines/Marshall Creek, Ltd.: Marshall Creek, Ltd./Hines
 Five Ravinia Drive
 Atlanta, Georgia 30346
 Attn: Michael Harrison

With a copy to: Hopping Green Sams & Smith, P.A.
 123 South Calhoun Street
 Post Office Box 6526
 Tallahassee, Florida 32314
 Attn: Cheryl Stuart

And

Marshall Creek Project Office
 372 South Mill View Way
 Ponte Vedra, Florida 32082
 Attn: Walter O'Shea

C. If to Genesis: Genesis, Ltd.
 One San Jose Place
 Suite 7
 Jacksonville, FL 32257
 Attn: President

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth herein.

6. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Memorandum of Understanding. Amendments to and waivers of the provisions contained in this Memorandum of Understanding may be made only by an instrument in writing which is executed by all of the parties hereto.

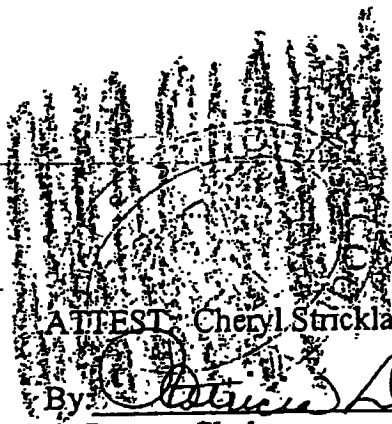
7. This instrument shall be effective as of the latest date listed below after execution by all parties hereto.

Executed this 28 day of ~~September~~ ^{October} ^{MAD}, 1999 by the Board of County Commissioners of St. Johns County, Florida.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Marc Jacobs
Chairman

MARC JACOBS
Print Name



ATTEST: Cheryl Strickland

By: Patricia De Grande
Deputy Clerk

Patricia De Grande
Print Name

Executed this 29 day of September, 1999 by Hines Interests Limited Partnership

HINES INTERESTS LIMITED PARTNERSHIP,
a Delaware limited partnership, its sole member

By: Hines Holdings, Inc.,
A Texas Corporation,
Its sole general partner,

By: Jeffrey C. Hines
Its: PRESIDENT

MAD

JEFFREY C. HINES
Print Name

Executed this 21 day of September, 1999 by Marshall Creek, Ltd.

MARSHALL CREEK, LTD.,
a Florida limited partnership

By: Hines/Marshall Creek, Ltd.
a Florida limited partnership,
its sole general partner

By: Hines Management, L.L.C.,
a Delaware limited liability company,
its sole general partner

By: Hines Interests Limited Partnership,
a Delaware limited partnership,
its sole member,

By: Hines Holdings, Inc.,
A Texas Corporation,
Its sole general partner,

By: *Jeffrey C. Hines*
As: PRESIDENT

(Handwritten initials)

JEFFREY C. HINES

Print Name

Genesis, Ltd.
a Florida limited partnership

By: H. Smith, Inc.
its general partner

By: *V. Hawley Smith, Jr.*
Its President

V. HAWLEY SMITH, Jr.

Print Name

EXHIBIT "A"

LEGAL DESCRIPTION OF NORTHEAST DRI LANDS

A PORTION OF THE CLARA P. ARNAU GRANT, SECTION 44; A PORTION OF THE THERESA MARSHALL OR CLARA P. ARNAU GRANT, SECTION 54, A PORTION OF THE THERESA MARSHALL, JUANNA PAREDES OR THE CLARA P. ARNAU GRANT SECTION 55, A PORTION OF THE JUANNA PAREDES OR THE JAMES ARNAU GRANT, SECTION 57, A PORTION OF THE THERESA MARSHALL OR JAMES ARNAU GRANT, SECTION 58; A PORTION OF THE THERESA MARSHALL GRANT, SECTION 59; A PORTION OF THE THERESA MARSHALL OR ROQUE LEONARDI GRANT, SECTION 60; A PORTION OF THE ROQUE LEONARDI GRANT SECTION 61, ALL IN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, (A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED), INTERSECTS THE SOUTHERN MOST LINE OF A BOUNDARY LINE AGREEMENT BETWEEN GRAN CENTRAL CORP. AND GENESIS LIMITED PARTNERSHIP, AS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1190; THENCE THE FOLLOWING (5) COURSES ALONG SAID BOUNDARY AGREEMENT, THE FIRST (2) COURSES BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SHANNON ROAD ; (A 60-FOOT RIGHT-OF-WAY, AS MENTIONED IN VARIOUS DEEDS): COURSE NO.1: NORTH 38°53'53"EAST, 3140.74 FEET TO A POINT OF CURVATURE, COURSE NO. 2: IN A NORTHEASTELY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 730.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°38'24"EAST. 95.28 FEET; COURSE NO. 3: NORTH 33°37'31"WEST, 809.97 FEET; COURSE NO. 4: NORTH 14°22'53"EAST, 4585.21 FEET; COURSE NO. 5: SOUTH 89°57'27"EAST, 3599.60 FEET TO THE POINT OF BEGINNING.

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FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 17°07'26"EAST, 31.67 FEET; THENCE SOUTH 05°18'54"EAST, 18.95 FEET; THENCE SOUTH 14°26'01"WEST, 19.37 FEET; THENCE SOUTH 55°07'51"WEST, 28.10 FEET; THENCE SOUTH 86°25'08"WEST, 89.35 FEET; THENCE SOUTH 06°48'45" WEST, 65.70 FEET; THENCE SOUTH 48°20'29"EAST, 36.86 FEET; THENCE SOUTH 37°00'20"WEST, 37.15 FEET; THENCE SOUTH 26°33'44"WEST, 62.58 FEET; THENCE NORTH 76°39'21"WEST, 43.27 FEET; THENCE SOUTH 66° 26'07"WEST, 25.94 FEET; THENCE SOUTH 45°07'31"WEST, 50.80 FEET; THENCE SOUTH 58°43'30"WEST, 65.95 FEET; THENCE SOUTH 84°50'44"WEST, 64.88 FEET; THENCE SOUTH 67°38'54"WEST, 35.68 FEET; THENCE SOUTH 29°04'30"WEST, 45.60 FEET; THENCE NORTH 86°08'48"WEST, 13.70 FEET; THENCE SOUTH 20°43'52"WEST, 37.48 FEET; THENCE SOUTH 78°00'02"WEST, 38.48 FEET; THENCE NORTH 87°28'42"WEST, 23.91 FEET; THENCE NORTH 49°03'42"WEST, 35.29 FEET; THENCE NORTH 72°50'06"WEST, 21.06 FEET; THENCE NORTH 47°51'45"WEST, 33.42 FEET; THENCE NORTH 67°46'17"WEST, 20.53 FEET; THENCE NORTH 48°23'57"WEST, 36.15 FEET; THENCE NORTH 30° 38'29"WEST, 28.68 FEET; THENCE NORTH 50°28'47"WEST, 19.81 FEET; THENCE NORTH 27°39'04"WEST, 15.03 FEET; THENCE NORTH 30°48'21"WEST, 14.26 FEET; THENCE NORTH 49°57'03"WEST, 36.69 FEET; THENCE NORTH 34°31'04"WEST, 27.88 FEET; THENCE NORTH 18°26'16"WEST, 40.10 FEET; THENCE NORTH 22°29'04"WEST, 6.83 FEET; THENCE SOUTH 66°40'21"WEST, 26.64 FEET; THENCE SOUTH 01°01'46"EAST, 30.41 FEET; THENCE SOUTH 35°30'27"EAST, 55.53 FEET; THENCE SOUTH 34°08'27"EAST, 42.96 FEET; THENCE SOUTH 42°46'19" EAST, 18.92 FEET; THENCE SOUTH 46°02'34"EAST, 48.16 FEET; THENCE SOUTH 23°24'11"EAST, 22.94 FEET; THENCE SOUTH 26°01'26"EAST, 25.72 FEET; THENCE SOUTH 02°54'34"EAST, 29.13 FEET; THENCE SOUTH 28° 15'38"EAST, 20.62 FEET; THENCE SOUTH 20°43'58"EAST, 29.69 FEET; THENCE SOUTH 66°25'06"EAST, 26.86 FEET; THENCE SOUTH 10°02'32"WEST, 28.10 FEET; THENCE SOUTH 10°00'50"WEST, 28.07 FEET; THENCE SOUTH 00° 40'13"WEST, 37.05 FEET; THENCE SOUTH 50°42'10"EAST, 11.82 FEET; THENCE SOUTH 02°40'37"WEST, 45.31 FEET; THENCE NORTH 49°46'47"EAST, 27.53 FEET; THENCE NORTH 59°05'37"EAST, 81.42 FEET; THENCE NORTH 38°12'57"EAST, 45.83 FEET; THENCE NORTH 10°40'05"EAST, 21.85 FEET; THENCE NORTH 35°10'37"EAST, 18.75 FEET; THENCE NORTH 49°46'07"EAST, 38.18 FEET; THENCE NORTH 76°22'30"EAST, 47.30 FEET; THENCE NORTH 49°21'51"EAST, 48.04 FEET; THENCE NORTH 69°27'47"EAST, 9.87 FEET; THENCE SOUTH 79°02'19"EAST, 34.26 FEET; THENCE NORTH 64°48'37"EAST, 50.42 FEET; THENCE NORTH 55°33'41"EAST, 65.20 FEET; THENCE SOUTH 52°45'05"EAST, 47.77 FEET; THENCE NORTH 41°13'32"EAST, 58.19 FEET; THENCE SOUTH 52°28'26"EAST, 35.08 FEET; THENCE SOUTH 49°34'35"WEST, 35.46 FEET; THENCE SOUTH 04°34'16"WEST, 57.46 FEET; THENCE SOUTH 16°18'21"EAST, 44.03 FEET; THENCE SOUTH 55°42'15"EAST, 40.78 FEET; THENCE SOUTH 21°52'42"WEST, 1055.62 FEET; THENCE NORTH 19°23'43"WEST, 130.66 FEET; THENCE SOUTH 32°14'23"WEST, 59.16 FEET; THENCE NORTH 33°40'39"WEST, 28.70 FEET; THENCE NORTH 78°45'34"WEST, 130.24 FEET; THENCE NORTH 87°27'19"WEST, 26.93 FEET; THENCE SOUTH 84°03'27"WEST, 44.98 FEET; THENCE SOUTH 29°19'04"WEST, 32.64 FEET; THENCE SOUTH 33°03'08"WEST, 40.14 FEET; THENCE SOUTH 01°38'08"EAST, 115.62 FEET; THENCE SOUTH 13°33'34"WEST, 74.97 FEET; THENCE SOUTH 43°27'35" EAST, 12.13 FEET; THENCE SOUTH 57°49'48"EAST, 43.71 FEET; THENCE SOUTH 57°10'30"EAST, 44.21 FEET; THENCE SOUTH 43°11'34"EAST, 31.59 FEET; THENCE SOUTH 29°42'55"EAST, 49.91 FEET; THENCE SOUTH 53°22'21" EAST, 58.43 FEET; THENCE SOUTH 19°08'40"WEST, 244.96 FEET; THENCE NORTH 84°31'15"WEST, 190.07 FEET; THENCE SOUTH 44°20'42"WEST, 215.64 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1040.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 37°05'32"EAST, 623.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°39'18"EAST, 798.85 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 765.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05°11'39" WEST, 642.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 30°02'35"WEST, 222.98 FEET; THENCE NORTH 35° 18'15"WEST, 48.47 FEET; THENCE NORTH 29°56'04"WEST, 46.87 FEET; THENCE NORTH 34°24'57"WEST, 48.20 FEET; THENCE NORTH 40°13'30"WEST, 61.81 FEET; THENCE NORTH 35°20'40"WEST, 35.44 FEET; THENCE NORTH 05°04'43"WEST, 38.17 FEET; THENCE NORTH 02°32'51"EAST, 57.38 FEET; THENCE NORTH 28°23'00"EAST, 33.74 FEET; THENCE NORTH 22°01'11"WEST, 25.54 FEET; THENCE SOUTH 81°08'58"WEST, 7.20 FEET ;THENCE SOUTH 37°28'48"EAST, 15.36 FEET; THENCE SOUTH 20°54'32"WEST, 56.08 FEET; THENCE SOUTH 06°03'21"WEST, 54.52 FEET; THENCE SOUTH 14°52'12"EAST, 36.51 FEET; THENCE SOUTH 40°28'52" EAST, 44.29 FEET; THENCE SOUTH 37°51'59"EAST, 54.23 FEET; THENCE SOUTH 20°44'14"EAST, 42.88 FEET;

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THENCE SOUTH 35°22'57"EAST, 50.21 FEET; THENCE SOUTH 30°54'50"EAST, 63.26 FEET; THENCE SOUTH 84°22'19"EAST, 79.94 FEET; THENCE SOUTH 30°57'06"EAST, 30.46 FEET; THENCE NORTH 74°51'13"EAST, 67.42 FEET; THENCE SOUTH 03°59'06"WEST, 62.77 FEET; THENCE SOUTH 40°45'13"EAST, 75.19 FEET; THENCE SOUTH 57°44'36"EAST, 67.94 FEET; THENCE SOUTH 68°42'50"EAST, 79.78 FEET; THENCE SOUTH 77°32'07"EAST, 49.43 FEET; THENCE SOUTH 64°58'23"EAST, 42.56 FEET; THENCE SOUTH 20°08'02"WEST, 37.53 FEET; THENCE NORTH 63°24'22"EAST, 30.89 FEET; THENCE SOUTH 37°15'48"EAST, 70.13 FEET; THENCE SOUTH 38°37'54"EAST, 45.51 FEET; THENCE SOUTH 65°02'48"EAST, 68.85 FEET; THENCE SOUTH 64°57'05"EAST, 112.29 FEET; THENCE SOUTH 51°19'55"EAST, 78.16 FEET; THENCE SOUTH 40°27'41"EAST, 72.12 FEET; THENCE SOUTH 30°26'18"EAST, 77.22 FEET; THENCE SOUTH 01°38'14"EAST, 42.45 FEET; THENCE SOUTH 13°01'03"EAST, 41.44 FEET; THENCE SOUTH 77°02'04"EAST, 76.09 FEET; THENCE SOUTH 30°36'18"WEST, 117.85 FEET; THENCE SOUTH 44°30'43"WEST, 79.44 FEET; THENCE SOUTH 30°43'03"WEST, 67.24 FEET; THENCE SOUTH 29°40'27"WEST, 55.71 FEET; THENCE SOUTH 31°15'49"EAST, 33.82 FEET; THENCE NORTH 72°29'00"EAST, 53.21 FEET; THENCE NORTH 52°51'01"EAST, 82.99 FEET; THENCE NORTH 54°19'38"EAST, 85.73 FEET; THENCE NORTH 61°06'42"EAST, 89.10 FEET; THENCE NORTH 51°30'17"EAST, 93.53 FEET; THENCE NORTH 44°52'07"EAST, 102.69 FEET; THENCE NORTH 72°26'31"EAST, 35.95 FEET; THENCE NORTH 61°30'25"EAST, 48.78 FEET; THENCE NORTH 59°05'35"EAST, 69.84 FEET; THENCE NORTH 16°54'54"EAST, 61.52 FEET; THENCE NORTH 66°43'51"EAST, 89.42 FEET; THENCE SOUTH 59°41'27"EAST, 86.37 FEET; THENCE SOUTH 81°27'36"EAST, 65.29 FEET; THENCE SOUTH 66°11'07"EAST, 85.07 FEET; THENCE SOUTH 27°56'08"EAST, 88.59 FEET; THENCE SOUTH 32°52'25"EAST, 74.03 FEET; THENCE SOUTH 27°21'02"EAST, 85.45 FEET; THENCE SOUTH 29°56'35"EAST, 77.97 FEET; THENCE SOUTH 30°18'25"EAST, 121.0 FEET; THENCE SOUTH 23°03'28"EAST, 79.26 FEET; THENCE SOUTH 59°25'35"EAST, 42.10 FEET; THENCE NORTH 76°01'12"EAST, 47.02 FEET; THENCE NORTH 06°44'27"EAST, 41.34 FEET; THENCE NORTH 06°55'15"WEST, 65.03 FEET; THENCE NORTH 14°35'45"EAST, 59.06 FEET; THENCE NORTH 04°25'43"WEST, 82.08 FEET; THENCE NORTH 05°27'32"WEST, 96.32 FEET; THENCE NORTH 12°10'45"WEST, 93.59 FEET; THENCE NORTH 11°27'43"WEST, 63.08 FEET; THENCE NORTH 08°19'08"WEST, 69.94 FEET; THENCE NORTH 64°38'16"EAST, 44.70 FEET; THENCE SOUTH 70°36'46"EAST, 81.17 FEET; THENCE NORTH 87°51'25"EAST, 43.01 FEET; THENCE NORTH 54°41'18"EAST, 33.84 FEET; THENCE NORTH 16°08'14"EAST, 60.83 FEET; THENCE NORTH 09°31'01"WEST, 47.23 FEET; THENCE SOUTH 58°23'01"EAST, 97.87 FEET; THENCE SOUTH 28°39'46"EAST, 23.49 FEET; THENCE NORTH 03°43'24"WEST, 32.96 FEET; THENCE NORTH 10°56'30"WEST, 87.47 FEET; THENCE NORTH 11°23'01"EAST, 64.30 FEET; THENCE NORTH 69°07'11"EAST, 86.96 FEET, MORE OR LESS TO THE U.S. GOVERNMENT LAND OFFICE MEANDER LINE FOR SECTIONS 44, 45, 59 AND 61, SAID TOWNSHIP 5 SOUTH, RANGE 29 EAST, AS SURVEYED BY A. M. RANDOLPH AND R.W. NORRIS IN 1850; THENCE NORTHERLY, ALONG SAID MEANDER LINE, THE FOLLOWING (4) COURSES, COURSE NO. 1: NORTH 29°11'07"WEST, 785.77 FEET MORE OR LESS; COURSE NO. 2: NORTH 07°10'58"WEST, 1611.76 FEET, MORE OR LESS; COURSE NO. 3: NORTH 06°08'31"EAST, 1452.00 FEET, MORE OR LESS; COURSE NO. 4: NORTH 13°51'29"WEST, 852.26 FEET, MORE OR LESS TO THE EASTERLY PROLONGATION OF THE NORTHERN MOST LINE OF THE AFOREMENTIONED BOUNDARY LINE AGREEMENT; THENCE NORTH 89°57'27"WEST, ALONG SAID EASTERLY PROLONGATION AND ALONG SAID NORTHERN MOST LINE, 1023.72 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 193.26 ACRES, MORE OR LESS.

Less and except the following described lands which are already included in the Marshall Creek Community Development District:

RCCEL 3:

PORTION OF SECTIONS 44, 54, 60 AND 61, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

AT A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS DESCRIBED AS RCCEL "2" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 883, PAGE 200 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 81°31'55"EAST, 394.19 FEET; THENCE NORTH 17°43'20"WEST, 881.84 FEET; THENCE NORTH 28°34"WEST, 525.70 FEET; THENCE NORTH 13°44'35"WEST, 1924.28 FEET; THENCE SOUTH 88°43'51"EAST, 5.73 FEET; THENCE NORTH 14°07'18"WEST, 1204.17 FEET; THENCE SOUTH 84°34'41"WEST, 83.87 FEET TO A POINT ON A CURVE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 58°20'58"WEST, 587.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 28°21'58"WEST, 3.06 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03°28'17"EAST, 586.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°18'33"EAST, 1.32 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 568.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 17°28'58"EAST, 386.17 FEET TO A POINT OF COMPOUND CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 870.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42°04'48"WEST, 873.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 178.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 85°33'28"WEST, 105.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°21'55"WEST, 88 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 532.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 51°44'56"WEST, 62.80 FEET; THENCE SOUTH 38°30'42"EAST, 252.98 FEET; THENCE SOUTH 51°28'18"WEST, 175.00 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 38°30'42"WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 700.00 FEET; THENCE NORTH 51°29'18"EAST, 175.00 FEET; THENCE SOUTH 38°30'42"EAST, 252.98 FEET TO A POINT ON A CURVE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 542.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 70°14'57"EAST, 286.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 23°24'13"EAST, 877.65 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04°58'28"WEST, 733.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°21'58"EAST, 257.10 FEET; THENCE NORTH 58°05'57"WEST, 420.35 FEET; THENCE SOUTH 85°18'20"WEST, 510.87 FEET TO A POINT WHICH IS 60.00 FEET SOUTHEASTERLY OF, AT RIGHT ANGLE TO, THE SOUTHERN MOST LED OF A BOUNDARY LINE AGREEMENT BETWEEN GRAH CENTRAL CORP. AND GENESIS LIMITED PARTNERSHIP, AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1180; THENCE SOUTH 38°53'83"WEST, ALONG A LINE PARALLEL TO SAID BOUNDARY LINE AGREEMENT, 1480.78 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 37°50'32"WEST, ALONG SAID RIGHT-OF-WAY LINE, 61.84 FEET TO ITS INTERSECTION WITH AFOREMENTIONED BOUNDARY LINE AGREEMENT; THENCE THE FOLLOWING 5 COURSES ALONG SAID BOUNDARY LINE AGREEMENT; COURSE NO. 1- NORTH 3°53'EAST, 3140.74 FEET TO A POINT OF CURVATURE; COURSE NO.2- IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 735.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°38'52"EAST, 18 FEET; COURSE NO. 3- NORTH 33°37'31"WEST, 809.97 FEET; COURSE NO. 4- NORTH 14°22'53"EAST, 4583.21 FEET; COURSE NO. 5- SOUTH 89°57'27"EAST, 1780.82 FEET; THENCE SOUTH 18°14'32"EAST, 2319.27 FEET TO THE POINT OF BEGINNING.

AT THE POINT OF BEGINNING THUS DESCRIBED THENCE NORTH 44°20'42"EAST, 251.11 FEET; THENCE NORTH 36°36"EAST, 183.37 FEET; THENCE SOUTH 84°02'19"EAST, 582.98 FEET; THENCE SOUTH 00°45'13"WEST, 1.66 FEET, THENCE SOUTH 48°42'50"EAST, 502.58 FEET; THENCE SOUTH 24°57'42"EAST, 111.18 FEET; THENCE SOUTH 41°02'24"WEST, 238.86 FEET; THENCE NORTH 58°24'17"WEST, 807.81 FEET; THENCE NORTH 24°51'WEST, 252.89 FEET; THENCE SOUTH 72°20'12"WEST, 77.75 FEET TO A POINT ON A CURVE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 840.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 31°12'17"WEST, 380.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 4°17'32"WEST, 244.12 FEET TO THE POINT OF BEGINNING.

A PORTION OF SECTIONS 44 AND 81, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS DESCRIBED AS PARCEL "2" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 883, PAGE 200 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 81°31'59" EAST, 394.19 FEET; THENCE NORTH 12°43'20" WEST, 881.84 FEET; THENCE NORTH 01°28'34" WEST, 925.70 FEET; THENCE NORTH 13°44'35" WEST, 1924.28 FEET; THENCE SOUTH 80°43'51" EAST, 483.73 FEET; THENCE NORTH 14°07'15" WEST, 1204.17 FEET; THENCE SOUTH 84°34'41" WEST, 63.87 FEET TO A POINT ON A CURVE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 950.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11°58'20" WEST, 567.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 29°21'58" WEST, 408.08 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03°28'17" EAST, 586.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 17°28'58" EAST, 388.17 FEET TO A POINT OF COMPOUND CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 870.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42°04'48" WEST, 873.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 178.80 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 65°33'28" WEST, 105.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°21'55" WEST, 80.88 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 832.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 51°44'58" WEST, 62.80 FEET; THENCE SOUTH 38°30'42" EAST, 252.98 FEET; THENCE SOUTH 91°28'18" WEST, 175.00 FEET TO THE FOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 38°30'42" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 700.00 FEET; THENCE NORTH 51°28'18" EAST, 175.00 FEET; THENCE SOUTH 38°30'42" EAST, 252.98 FEET TO A POINT ON A CURVE; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 542.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 70°14'57" EAST, 288.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04°58'28" WEST, 733.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°21'58" EAST, 237.10 FEET; THENCE NORTH 58°20'37" WEST, 120.35 FEET; THENCE SOUTH 85°18'20" WEST, 510.87 FEET TO A POINT WHICH IS 80.00 FEET SOUTHEASTERLY OF, AT RIGHT ANGLE TO, THE SOUTHERN MOST LEG OF A BOUNDARY LINE AGREEMENT BETWEEN GRAN CENTRAL CORP. AND GENESIS LIMITED PARTNERSHIP, AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1180; THENCE SOUTH 38°53'53" WEST, ALONG A LINE PARALLEL TO SAID BOUNDARY LINE AGREEMENT, 1480.78 FEET TO THE FOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 37°50'32" WEST, ALONG SAID RIGHT-OF-WAY LINE, 61.64 FEET TO ITS INTERSECTION WITH FOREMENTIONED BOUNDARY LINE AGREEMENT; THENCE THE FOLLOWING 5 COURSES ALONG SAID BOUNDARY LINE AGREEMENT; COURSE NO. 1- NORTH 85°33'33" EAST, 3140.74 FEET TO A POINT OF CURVATURE; COURSE NO.2- IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 738.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°35'53" EAST, 5.28 FEET; COURSE NO. 3- NORTH 33°37'31" WEST, 809.97 FEET; COURSE NO. 4- NORTH 14°27'53" EAST, 4585.31 FEET; COURSE NO. 5- SOUTH 89°57'27" EAST, 2832.17 FEET; THENCE SOUTH 48°15'13" EAST, 2833.28 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE SOUTH 01°03'11" WEST, 221.49 FEET; THENCE SOUTH 7°04'38" WEST, 416.33 FEET; THENCE SOUTH 07°10'58" EAST, 883.79 FEET; THENCE SOUTH 88°07'25" WEST, 46.67 FEET; THENCE NORTH 32°51'27" WEST, 158.80 FEET; THENCE NORTH 08°32'32" EAST, 241.41 FEET; THENCE NORTH 35°37'38" WEST, 150.00 FEET; THENCE NORTH 15°18'07" EAST, 85.52 FEET; THENCE NORTH 28°40'31" WEST, 08 FEET, MORE OR LESS, TO THE EASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 347, PAGE 827; THENCE IN A NORTHERLY DIRECTION ALONG SAID EASTERLY LINE, 97 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LANDS; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LANDS, 149 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF A WEST LINE OF LANDS DESCRIBED AS PARCEL 3C" IN DEED RECORDED IN SAID OFFICIAL RECORDS IN BOOK 719, PAGE 1108; THENCE IN A NORTHERLY DIRECTION ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID WEST LINE 30 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID "PARCEL 3C"; THENCE IN AN EASTERLY DIRECTION ALONG SAID NORTH LINE, 35 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF LANDS DESCRIBED AS "PARCEL 1" IN SAID BOOK 719, PAGE 1108; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID PARCEL 3B" 146 FEET, MORE OR LESS; THENCE NORTH 75°21'40" EAST, 730 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 5:

A PORTION OF SECTIONS 44, 54 AND 55 TOWNSHIP 5 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS DESCRIBED AS PARCEL "2" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 883, PAGE 200 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW

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ORDINANCE BOOK 38 PAGE 1295

(ABUSHED), THENCE NORTH 81°31'55" EAST, 384.18 FEET; THENCE NORTH 12°43'20" WEST, 881.84 FEET; THENCE NORTH 28°34' WEST, 929.70 FEET; THENCE NORTH 13°44'38" WEST, 1024.28 FEET; THENCE SOUTH 88°43'51" EAST, 3.73 FEET; THENCE NORTH 14°07'15" WEST, 1204.17 FEET; THENCE SOUTH 84°34'41" WEST, 83.87 FEET TO A POINT ON A CURVE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 950.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 58°20' WEST, 587.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 28°21'59" WEST, 1.06 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 590.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03°28'17" EAST, 598.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 38°18'33" EAST, 1.32 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 588.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 17°28'58" WEST, 388.17 FEET TO A POINT OF COMPOUND CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 870.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 42°04'48" WEST, 873.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 178.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 85°33'28" WEST, 105.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°21'55" WEST, 18 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 832.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 51°44'58" WEST, 82.80 FEET; THENCE SOUTH 38°30'42" EAST, 252.88 FEET; THENCE SOUTH 51°29'18" WEST, 175.00 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 38°30'42" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 700.00 FEET; THENCE NORTH 51°29'18" EAST, 175.00 FEET; THENCE SOUTH 38°30'42" EAST, 252.88 FEET TO A POINT ON A CURVE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 542.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 70°14'57" EAST, 288.48 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 23°21'13" EAST, 977.83 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 04°58'28" WEST, 733.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°21'59" EAST, 237.18 FEET; THENCE NORTH 58°20'37" WEST, 120.15 FEET; THENCE SOUTH 85°18'20" WEST, 518.87 FEET TO A POINT WHICH IS 60.00 FEET SOUTHEASTERLY OF, AT RIGHT ANGLE TO, THE SOUTHERN MOST LEG OF A BOUNDARY LINE AGREEMENT BETWEEN GRAN CENTRAL CORP. AND GENESS LIMITED PARTNERSHIP, AS INTENDED TO BE DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1180; THENCE SOUTH 38°53'53" WEST, ALONG A LINE PARALLEL TO SAID BOUNDARY LINE AGREEMENT, 1480.78 FEET TO THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 37°50'32" WEST, ALONG SAID RIGHT-OF-WAY LINE, 81.84 FEET TO ITS INTERSECTION WITH AFOREMENTIONED BOUNDARY LINE AGREEMENT; THENCE THE FOLLOWING 9 COURSES ALONG SAID BOUNDARY LINE AGREEMENT; COURSE NO. 1- NORTH 53°33' EAST, 3140.74 FEET TO A POINT OF CURVATURE; COURSE NO. 2- IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 735.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°38'32" EAST, 81 FEET; COURSE NO. 3- NORTH 33°37'31" WEST, 808.87 FEET; COURSE NO. 4- NORTH 14°22'53" EAST, 4586.21 FEET; COURSE NO. 5- SOUTH 89°57'27" EAST, 2932.17 FEET; THENCE SOUTH 22°04'15" EAST, 3138.85 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 40°22'11" EAST, 182.45 FEET; THENCE SOUTH 18°09'20" WEST, 88.59 FEET; THENCE SOUTH 37°04'28" WEST, 1474.89 FEET; THENCE NORTH 55°50'48" WEST, 70.28 FEET; THENCE NORTH 27°03'14" EAST, 38.28 FEET; THENCE NORTH 13°55'13" WEST, 10.80 FEET; THENCE SOUTH 53°43'52" WEST, 30.33 FEET; THENCE SOUTH 77°28'33" WEST, 35.58 FEET; THENCE NORTH 86°57'39" WEST, 80.74 FEET; THENCE NORTH 45°21'30" WEST, 72.82 FEET; THENCE NORTH 29°55'32" EAST, 88.53 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 785.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 02°28'18" WEST, 820.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 34°54'08" WEST, 118.59 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 560.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 33°44'18" WEST, 22.75 FEET; THENCE SOUTH 81°40'00" EAST, 150.00 FEET; THENCE SOUTH 58°20'44" EAST, 18 FEET; THENCE SOUTH 85°51'50" EAST, 210.00 FEET; THENCE NORTH 48°42'37" EAST, 536.00 FEET; THENCE NORTH 58°41'57" WEST, 133.85 FEET TO THE POINT OF BEGINNING.

COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**

who on oath says that he is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being **PUBLIC NOTICE**

in the matter of **AMENDMENT OF BOUNDARY OF MARSHALL CREEK**

was published in said newspaper in the issues of

NOVEMBER 18, 2005.

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

Sworn to and subscribed before me this **18TH** day of **NOVEMBER, 2005.**

by Sarah Selfridge who is personally known to me
or who has produced PERSONALLY KNOWN as identification.

Patricia A. Bergquist

(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(Seal)

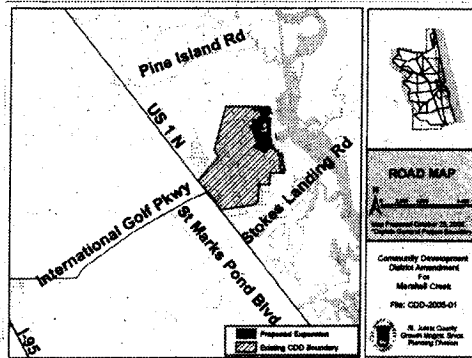
PATRICIA A. BERGQUIST

NOTICE
OF LOCAL PUBLIC HEARING
St. Johns County Board of County Commissioners
to Consider an Amendment of the Boundary of the
Marshall Creek Community Development District

DATE: December 13, 2005
TIME: 9:00 a.m.
LOCATION: County Auditorium at the County Administrative Complex,
4020 Lewis Speedway
(County Road 16A and U.S. 1 North),
St. Augustine, Florida

In accordance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the St. Johns County Board of County Commissioners beginning at 9:00 a.m. on December 13, 2005, in the County Auditorium at the County Administrative Complex, 4020 Lewis Speedway (County Road 16A and U.S. 1 North), St. Augustine, Florida, to consider an ordinance granting a petition to amend the boundary of the "Marshall Creek Community Development District" (the "District"). The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NUMBER 99-54 THAT ESTABLISHED THE MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO THE CHAPTER 190, FLORIDA STATUTES; AMENDING THE EXTERNAL BOUNDARY OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.



The Marshall Creek Community Development District is comprised of approximately 1,047 acres, more or less, generally located in the area just east of U.S. Highway 1, at the intersection of U.S. Highway 1 and International Golf Parkway, located entirely within St. Johns County, Florida. Petitioner has proposed to amend the boundary of the District by expanding the

existing boundary to include approximately 159 acres currently not within but contiguous to the District Boundary, excluding four (4) parcels within the external boundaries of the expansion parcel, the property of which is identified along with the names and addresses of the owners, in the petition, for a total after expansion of 1,206 acres. Petitioner plans to finance, acquire, construct, operate and maintain certain infrastructure and community facilities on the expansion parcel as authorized under Florida law, including, but not limited to, Chapter 190, Florida Statutes.

Copies of the petition, department reports and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration Complex, 4020 Lewis Speedway (C.R. 16A and U.S. 1 North).

All interested persons and affected units of general - purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general - purpose local government, who wish to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose the person or unit of general - purpose local government may need to insure that a verbatim record of the proceedings is made that 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 a special accommodation or an interpreter to participate in the proceedings should contact ADA Coordinator, at (904) 209-0651 or the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095 (for hearing impaired individuals call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of the hearing).

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BRUCE A. MAGUIRE, CHAIRMAN
File Number: CDD AMD 2005-01
Marshall Creek Community Development District

THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**
who on oath says that she is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being a **NOTICE OF HEARING**
in the matter of **DISPLAY ADVERTISEMENT**

was published in said newspaper in the issues of

NOVEMBER 25, 2005

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

Sworn to and subscribed before me this **8TH** day of **DECEMBER 2005**

by Sarah Selfridge who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.-

Patricia A. Bergquist
(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(Seal)

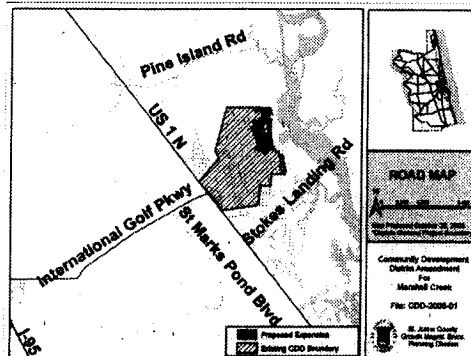
PATRICIA A BERGQUIST

NOTICE
OF LOCAL PUBLIC HEARING
St. Johns County Board of County Commissioners
to Consider an Amendment of the Boundary of the
Marshall Creek Community Development District

DATE: December 13, 2005
TIME: 9:00 a.m.
LOCATION: County Auditorium at the County Administrative Complex,
4020 Lewis Speedway
(County Road 16A and U.S. 1 North),
St. Augustine, Florida

In accordance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the St. Johns County Board of County Commissioners beginning at 9:00 a.m. on December 13, 2005, in the County Auditorium at the County Administrative Complex, 4020 Lewis Speedway (County Road 16A and U.S. 1 North), St. Augustine, Florida, to consider an ordinance granting a petition to amend the boundary of the "Marshall Creek Community Development District" (the "District"). The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NUMBER 99-54 THAT ESTABLISHED THE MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO THE CHAPTER 190, FLORIDA STATUTES; AMENDING THE EXTERNAL BOUNDARY OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.



The Marshall Creek Community Development District is comprised of approximately 1,047 acres, more or less, generally located in the area just east of U.S. Highway 1, at the intersection of U.S. Highway 1 and International Golf Parkway, located entirely within St. Johns County, Florida. Petitioner has proposed to amend the boundary of the District by expanding the

existing boundary to include approximately 159 acres currently not within but contiguous to the District Boundary, excluding four (4) parcels within the external boundaries of the expansion parcel, the property of which is identified along with the names and addresses of the owners, in the petition, for a total after expansion of 1,206 acres. Petitioner plans to finance, acquire, construct, operate and maintain certain infrastructure and community facilities on the expansion parcel as authorized under Florida law, including, but not limited to, Chapter 190, Florida Statutes.

Copies of the petition, department reports and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration Complex, 4020 Lewis Speedway (C.R. 16A and U.S. 1 North).

All interested persons and affected units of general - purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general - purpose local government, who wish to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose the person or unit of general - purpose local government may need to insure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

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BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BRUCE A. MAGUIRE, CHAIRMAN
File Number: CDD AMD 2005-01
Marshall Creek Community Development District

COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORD

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

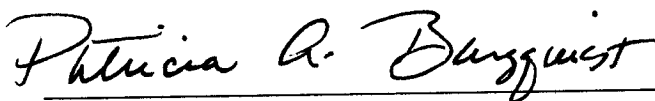
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT**
who on oath says that he is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being **DISPLAY ADVERTISEMENT**
in the matter of **NOTICE OF PUBLIC HEARING MARSHALL CREEK CDD**
was published in said newspaper in the issues of
DECEMBER 2, 2005.

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

Sworn to and subscribed before me this **2ND** day of **DECEMBER, 2005.**

by  who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.



(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

NOTICE

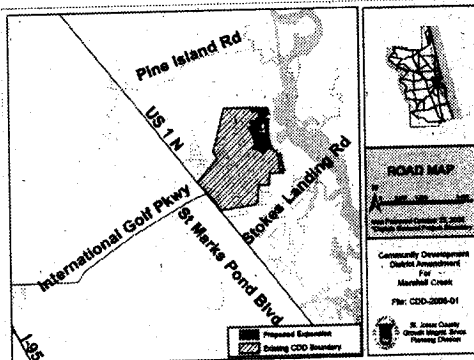
OF LOCAL PUBLIC HEARING

St. Johns County Board of County Commissioners to Consider an Amendment of the Boundary of the Marshall Creek Community Development District

DATE: December 13, 2005
 TIME: 9:00 a.m.
 LOCATION: County Auditorium at the County Administrative Complex,
 4020 Lewis Speedway
 (County Road 16A and U.S. 1 North),
 St. Augustine, Florida

In accordance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the St. Johns County Board of County Commissioners beginning at 9:00 a.m. on December 13, 2005, in the County Auditorium at the County Administrative Complex, 4020 Lewis Speedway (County Road 16A and U.S. 1 North), St. Augustine, Florida, to consider an ordinance granting a petition to amend the boundary of the "Marshall Creek Community Development District" (the "District"). The title of the proposed ordinance is as follows:

AN ORDINANCE AMENDING ORDINANCE NUMBER 99-54 THAT ESTABLISHED THE MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO THE CHAPTER 190, FLORIDA STATUTES; AMENDING THE EXTERNAL BOUNDARY OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.



The Marshall Creek Community Development District is comprised of approximately 1,047 acres, more or less, generally located in the area just east of U.S. Highway 1, at the intersection of U.S. Highway 1 and International Golf Parkway, located entirely within St. Johns County, Florida. Petitioner has proposed to amend the boundary of the District by expanding the

existing boundary to include approximately 159 acres currently not within but contiguous to the District Boundary, excluding four (4) parcels within the external boundaries of the expansion parcel, the property of which is identified along with the names and addresses of the owners, in the petition, for a total after expansion of 1,206 acres. Petitioner plans to finance, acquire, construct, operate and maintain certain infrastructure and community facilities on the expansion parcel as authorized under Florida law, including, but not limited to, Chapter 190, Florida Statutes.

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BOARD OF COUNTY COMMISSIONERS
 ST. JOHNS COUNTY, FLORIDA
 BRUCE A. MAGUIRE, CHAIRMAN
 File Number: CDD AMD 2005-01
 Marshall Creek Community Development District

THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**
who on oath says that she is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being a **NOTICE OF HEARING**
in the matter of **DISPLAY ADVERTISEMENT**

was published in said newspaper in the issues of


DECEMBER 9th, 2005

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

Sworn to and subscribed before me this **9TH** day of **DECEMBER 2005**

by *Sarah Selfridge* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.-

Patricia A. Bergquist
(Signature of Notary Public)

 Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007
(Seal)

PATRICIA A BERGQUIST

NOTICE

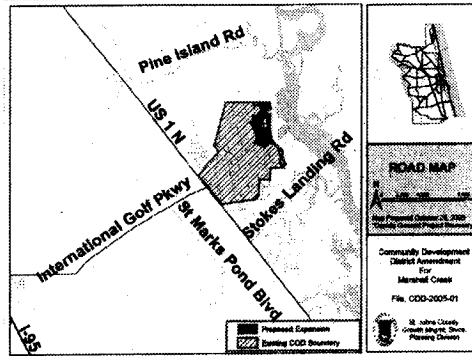
OF LOCAL PUBLIC HEARING

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BOARD OF COUNTY COMMISSIONERS
 ST. JOHNS COUNTY, FLORIDA
 BRUCE A. MAGUIRE, CHAIRMAN
 File Number: CDD AMD 2005-01
 Marshall Creek Community Development District