

ORDINANCE NO. 2009-35

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, EXPANDING THE MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2009); DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT EXPANSION AREA AND THE DISTRICT, AS AMENDED; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of St. Johns County (the "County") enacted Ordinance No. 99-54, establishing the Marshall Creek Community Development District (the "District"), pursuant to Chapter 190, Florida Statutes (1999); naming the district; describing the external boundaries of the district; describing the functions and powers of the district; designating five persons to serve as the initial members of the district's board of supervisors; providing a severability clause; and providing an effective date; and

WHEREAS, the County subsequently amended Ordinance No. 99-54 by enacting Ordinance Nos. 2002-70 and 2005-120, which had the effect of amending the District's boundaries; and

WHEREAS, the District, having obtained written consent from the owners of one-hundred percent (100%) of the real property subject to the boundary amendment, has petitioned the County to enact an ordinance to amend the boundaries of the District pursuant to Chapter 190, Florida Statutes(2009), which will result in an expansion of approximately 10.35 acres; and

WHEREAS, all of the real property located within the District is located within unincorporated St. Johns County

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on August 18, 2009; and

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

existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special-district governance; and

WHEREAS, 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.

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

SECTION 1. RECITALS. 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 (2009).

SECTION 3. EXPANSION. The area described in Exhibit A attached hereto and incorporated herein by reference (the "Expansion Area") is hereby added to the previous established Community Development District, which was created by Ordinance 99-54, and amended by Ordinance 2002-70 and Ordinance 2005-120, pursuant to Sections 190.006 - 190.046, Florida Statutes, situated entirely within unincorporated St. Johns County, Florida, which expanded District is known as the "Marshall Creek Community Development District." Said Expansion Area encompasses approximately 10.35 acres.

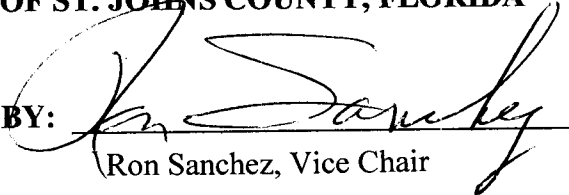
SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. The total area of the expanded Marshall Creek Community Development District shall encompass approximately 1258.71 acres, as reflected in the metes and bounds description attached hereto as Exhibit B, and incorporated herein by reference.

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.

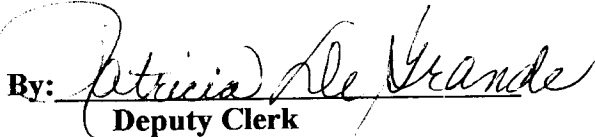
PASSED AND ENACTED by the Board of County Commissioners of St. Johns County, Florida, this 18th day of August, 2009.

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

BY: 
Ron Sanchez, Vice Chair

RENDITION DATE 8/20/09

ATTEST: Cheryl Strickland, Clerk of Court

By: 
Deputy Clerk

Effective date: 08/24/09

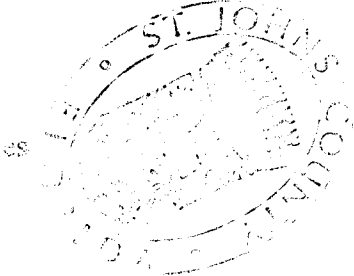


EXHIBIT A

SURVEYOR'S DESCRIPTION PARCEL 3C

A portion of Section 4, Township 6 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 4; thence North 88°06'06" East, along the Northerly line of said Section 4, a distance of 313.63 feet to its intersection with the Northeastery right of way line of U.S. Highway No. 1, a 150 feet right of way as now established, said point also being the Southwesterly corner of Kensington Unit One, as recorded in Map Book 33, pages 23 through 30 of the Public Records of said county, also being the Point of Beginning.

From said Point of Beginning, continue thence North 88°07'45" East, along said Northerly line of said Section 4 and along the Southerly line of said Kensington Unit One and along the Southerly line of Kensington Unit Two, as recorded in Map Book 33, pages 89 through 107 of said Public Records, a distance of 1043.42 feet to the Southeastery corner of said Kensington Unit Two, said point lying on the Northwestery right of way line of Shannon Road, a 60 feet right of way as now established; thence South 38°33'55" West, along said Northwestery right of way line of Shannon Road, 871.52 feet to its intersection with said Northeastery right of way line of U.S. Highway No. 1; thence North 37° 54' 50" West, along said Northeastery right of way line, 816.30 feet to the Point of Beginning.

Containing 7.85 acres, more or less.

LEGAL DESCRIPTION PER OFFICIAL RECORDS BOOK 2728, PAGE 127:

PART OF SECTION 44, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED BOOK 119, PAGE 369, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN EASTERLY ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 128 FEET, THENCE NORTH A DISTANCE OF 400 FEET FOR A POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN EAST, PARALLEL TO THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 119, PAGE 369, A DISTANCE OF 495.07 FEET; THENCE RUN NORTH 340 FEET; THENCE RUN WEST PARALLEL TO SOUTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 119, PAGE 369 A DISTANCE OF 275.07 FEET, THENCE RUN SOUTH A DISTANCE OF 290 FEET, THENCE RUN WEST PARALLEL TO THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 119, PAGE 369 A DISTANCE OF 220 FEET, THENCE RUN SOUTH A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2.40 ACRES, MORE OR LESS.

EXHIBIT B

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 OF 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, 13.15 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, 40.08 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°03'31" EAST, 53.77 FEET; THENCE NORTH 76°04'43" WEST, 17.44 FEET; THENCE NORTH 41°31'11" 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°28'28" 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°33'18" EAST, 42.70 FEET; THENCE NORTH 17°35'29" EAST, 56.18 FEET; THENCE NORTH 38°22'56" EAST, 34.24 FEET; THENCE NORTH 57°44'37" EAST, 53.81 FEET; THENCE NORTH 41°31'46" EAST, 44.48 FEET; THENCE NORTH 43°53'32" 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 56°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 16°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°15'05"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, 10.68 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, 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 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 15°08'25"EAST, 56.39 FEET; THENCE
 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°25'05"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°05'49"WEST, 75.07 FEET; THENCE NORTH 20°16'24"WEST,
 68.51 FEET; THENCE SOUTH 06°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 35°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, 368.17 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 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 178.0 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, 196.27 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 05'12'24"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 38'38'30"WEST, 65.56 FEET; THENCE SOUTH 07'49'01"EAST, 38.65 FEET; THENCE SOUTH 05'47'44"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 07'28'26'43"EAST, 42.12 FEET; THENCE NORTH 47'48'EAST, 29.71 FEET; THENCE NORTH 47'01'02"EAST, 34.57 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 25'17'44"EAST, 62.61 FEET; THENCE NORTH 67'05'38"EAST, 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 05'46'45"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 65'26'07"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 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, 38.15 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 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 01'01'16"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, 48.18 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, 28.86 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, 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, 621.30 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 28'56'04"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, 51.52 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;


THENCE SOUTH 35°22'57"EAST, 50.21 FEET; THENCE SOUTH 30°54'50"EAST, 63.25 FEET; THENCE SOUTH 84°22'19"EAST, 79.94 FEET; THENCE SOUTH 30°57'06"EAST, 30.16 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°53'15"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. W. RANDOLPH AND R.W. MORRIS 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, 165.98 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. DWG 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 BOULEYARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7658

PAUL B. PRIVETT, JR. REGISTERED SURVEYOR NO. 2218 FL.
ROBERT E. PRIVETT & BRYAN NO. 2431 FL. 2008 FL. 2200
REGISTERED SURVEYOR & MAPPER NO. 4176 FL. CINDY E. LEE
REGISTERED SURVEYOR & MAPPER NO. 2418 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 said right-of-way line, the following 7 courses, Course No. 1: North 17 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 Sharnos Road (a 60-foot right-of-way as mentioned in said boundary line agreement), the following 2 courses, Course No. 1: North 38 degrees 31 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 31 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, 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 to the POINT OF BEGINNING; thence continue 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 03 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 21 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 23 minutes 23 seconds West, 57.35 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 13 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.

Welland 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 "D" 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 Northwestly 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 Northeastly 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 Northwestly 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 Northeastly direction, along the arc of a curve, said curve being concave Southeastly and having a radius of 730.0 feet, a chord bearing and distance of North 42 degrees 38 minutes 24 seconds East, 93.28 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, 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, 4383.21 feet to a concrete monument set at the Southwestly 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 03 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 03 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 37 degrees 15 minutes 24 seconds East, 57.57 feet; thence South 42 degrees 05 minutes 22 seconds East, 24.36 feet; thence South 37 degrees 18 minutes 21 seconds East, 70.27 feet; thence South 07 degrees 40 minutes 14 seconds East, 35.83 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 30 seconds East, 36.86 feet; thence South 26 degrees 30 minutes 32 seconds East, 52.54 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 37 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, 18.32 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 03 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 03 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, 44.58 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 06 seconds East, 63.81 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 43 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 33 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, 31.39 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 51 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, 56.12 feet; thence South 19 degrees 53 minutes 56 seconds East, 31.53 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 20 minutes 40 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, 23.54 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, 56.09 feet; thence South 06 degrees 03 minutes 21 seconds West, 54.32 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 31 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 43 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 33 seconds West, 32.66 feet; thence South 66 degrees 34 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 32 seconds East, 53.99 feet; thence South 76 degrees 26 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 34 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, 34.96 feet; thence North 74 degrees 12 minutes 43 seconds West, 51.13 feet; thence North 42 degrees 39 minutes 04 seconds West, 44.43 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 32 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, 32.63 feet; thence South 84 degrees 16 minutes 56 seconds West, 35.01 feet; thence South 32 degrees 18 minutes 11 seconds West, 37.49 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 19 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 24 seconds West, 66.45 feet; thence South 20 degrees 15 minutes 50 seconds East, 41.89 feet; thence South 10 degrees 31 minutes 36 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 38 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 44 seconds West, 71.17 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, 37.34 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 13 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 58 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 55 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 00 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, 117.73 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 38 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, 78.39 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 58 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 80 degrees 56 minutes 53 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, 57.54 feet; thence South 40 degrees 02 minutes 22 seconds West, 31.68 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, 36.54 feet; thence South 79 degrees 52 minutes 45 seconds West, 37.02 feet; thence North 33 degrees 40 minutes 08 seconds West, 42.65 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, 3.80 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 35 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, 35.14 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 50 degrees 54 minutes 28 seconds West, 36.89 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, 50.25 feet; thence North 24 degrees 00 minutes 25 seconds West, 43.23 feet; thence North 59 degrees 12 minutes 52 seconds West, 59.11 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, 59.73 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 36 minutes 57 seconds West, 67.18 feet; thence North 34 degrees 45 minutes 50 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 39 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, 59.14 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 "JJJ"

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 02100 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, 320.72 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 Stammos 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 770.0 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, 78.63 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 881, 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 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 Shamon 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, 49.23 feet; thence South 31 degrees 12 minutes 19 seconds East, 49.99 feet; thence South 01 degree 52 minutes 55 seconds East, 31.87 feet; thence South 07 degrees 16 minutes 25 seconds West, 33.17 feet; thence South 77 degrees 42 minutes 43 seconds West, 101.25 feet; thence North 20 degrees 24 minutes 18 seconds West, 23.45 feet; thence North 33 degrees 02 minutes 19 seconds West, 27.08 feet; thence North 66 degrees 33 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 30 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 "T" 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 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 30 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 Northeastery 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 Sharon 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 Northeastery direction, along the arc of a curve, said curve being concave Southeastery 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 14 minutes 08 seconds East, 53.00 feet; thence North 59 degrees 51 minutes 02 seconds East, 65.23 feet; thence North 62 degrees 01 minutes 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 50 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, 34.34 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 31 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 37 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 53 degrees 34 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 22

A part of Sections 33 and 33, 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 "2" in deed recorded in the Official Records of said county in Book 223, 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 Northwesterly along 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-RAW" concrete monument; Course No. 4: North 37 degrees 47 minutes 03 seconds West, 520.72 feet to a found "SRD-RAW" concrete monument; Course No. 5: North 38 degrees 30 minutes 42 seconds West, 1472.43 feet to a found "SRD-RAW" concrete monument; Course No. 6: South 62 degrees 29 minutes 49 seconds West, 14.47 feet to a found "SRD-RAW" 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 Northeastly 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 278, Page 1190; thence along the line described in said boundary line agreement, the same being the Northwestly 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 Northerly direction, along the arc of a curve, said curve being concave Southerly 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, 22.11 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 64 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 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 23 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 04 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, 61.00 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, 45.10 feet; thence North 82 degrees 00 minutes 00 seconds West, 24.00 feet; thence North 52 degrees 59 minutes 31 seconds West, 33.16 feet; thence South 56 degrees 10 minutes 49 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, 151.61 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 30 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, 23.52 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 39 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 36 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 46 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, 83.76 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 13 minutes 33 seconds East, 41.31 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 48 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 18 degrees 47 minutes 43 seconds East, 52.96 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 56 degrees 11 minutes 43 seconds East, 52.50 feet; thence South 11 degrees 29 minutes 51 seconds East, 35.21 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, 33.54 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 31 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, 38.17 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 22 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 22 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 33 degrees 30 minutes 49 seconds East, 46.61 feet; thence South 56 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, 72.03 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 13 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, 77.45 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 53 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, 27.37 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 West, 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, 56.37 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 30 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, 56.10 feet; thence North 49 degrees 11 minutes 31 seconds West, 69.57 feet; thence North

17 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, 83.11 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, 68.51 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, 55.811 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 50 minutes 49 seconds West, 35.16 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 Northeastly right-of-way line of U.S. Highway No. 1 (a variable width right-of-way as now established); thence Northwestly along 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 23 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 Northeastly 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 Northwestly 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, 2148.74 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 Northwestly direction, along the arc of a curve, said curve being concave Southeastly and having a radius of 730.0 feet, a chord bearing and distance of North 42 degrees 38 minutes 24 seconds East, 93.28 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 08 seconds East, 72.77 feet; thence South 35 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 seconds 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 41 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, 32.34 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, 30.88 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 01 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, 37.55 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 36 degrees 18 minutes 16 seconds East, 32.56 feet; thence North 39 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, 39.31 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, 37.28 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 29 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 seconds 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, 58.23 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 37 degrees 43 minutes 33 seconds West, 101.48 feet; thence North 39 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 Northeastery 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 "7" in Official Record Book 883, Page 0200, 3549.69 feet; thence North 42 degrees 35 minutes 22 seconds East 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 North 04 degrees 01 minute 54 seconds East along the Westerly line of Hillandale Acres (an unrecorded plat), 1764.59 feet to the Northwestery 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, 43.77 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 21 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, 39.16 feet; thence North 30 degrees 13 minutes 29 seconds West, 63.16 feet; thence North 01 degree 38 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 13 degrees 53 minutes 56 seconds West, 86.11 feet; thence North 08 degrees 19 minutes 31 seconds West, 67.88 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, 38.67 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 43 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, 70.44 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 02 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, 72.57 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, 55.49 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 13 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 23 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, 38.26 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 Northeastery 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 35 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 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 Northberly 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 Northwestery 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 53 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, 56.95 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 18 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 777

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 "7" 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 "7" 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 Northwestern 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 03 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 31 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, 66.53 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 56 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 41 seconds East, 52.55 feet to the POINT OF BEGINNING.

Containing 2.33 acres, more or less.

Wetland Parcel 000

A part of Sections 1, 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 "1" 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 35 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, 463.98 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 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, 67.83 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 01 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 33 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, 42.36 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, 23.82 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, 50.86 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, 36.42 feet; thence South 12 degrees 57 minutes 51 seconds East, 29.09 feet; thence South 23 degrees 35 minutes 25 seconds East, 44.44 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.

Welland Parcel "HHH"

A part of Sections 45 and 51, 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 "T" 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 South 81 degrees 31 minutes 55 seconds West, along the Southerly line of these lands described as Parcel "T" in Official Record Book 883, Page 0200, 3549.69 feet; thence South 42 degrees 35 minutes 22 seconds West along the Northwesterly line of these 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 these lands described and recorded in Official Record Book 943, Page 1057 of the public records of said county, 1764.59 feet to the Northwesterly corner of Hillandale Acres (an unrecorded plat); thence South 16 degrees 41 minutes 57 seconds East, 1344.55 feet to the POINT OF BEGINNING; thence North 87 degrees 02 minutes 46 seconds West, 35.53 feet; thence North 20 degrees 38 minutes 35 seconds East, 43.75 feet; thence North 16 degrees 47 minutes 23 seconds East, 36.39 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 50 minutes 20 seconds East, 36.11 feet; thence North 29 degrees 59 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 13 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 34 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 33 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 33 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, 33.96 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 1.36 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 surveyor identification) found at the intersection of the Southerly line of lands described as Parcel "7" 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 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 Northeastery right-of-way line of U.S. Highway No. 1 with a line described as a boundary line agreement between Great 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 Shanna 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 33 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 Northeastery direction, along the arc of a curve, said curve being concave Southeastery and having a radius of 700.0 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 13 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 71 degrees 00 minutes 00 seconds East, 12.00 feet; thence North 61 degrees 30 minutes 13 seconds East, 21.80 feet; thence North 17 degrees 08 minutes 22 seconds West, 16.35 feet; thence South 56 degrees 25 minutes 54 seconds East, 24.15 feet; thence North 82 degrees 13 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 49 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 30 minutes 03 seconds East, 40.55 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 40

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
JJ	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, 80 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°31'55"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°21'58"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 650.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 03°28'17"EAST, 568.48 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 568.39 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 17°26'58"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, 252.98 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°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, 298.40 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 27°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 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, 237.18 FEET; THENCE NORTH 58°28'57"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 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, 61.84 FEET TO ITS INTERSECTION WITH AFOREMENTIONED BOUNDARY LINE AGREEMENT; THENCE THE FOLLOWING 6 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, 808.87 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 84°02'18"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 47°02'24"WEST, 238.88 FEET; THENCE NORTH 58°24'17"WEST, 807.81 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, 394.18 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, 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 950.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11°58'20"WEST, 567.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 24°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, 598.49 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 588.38 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, 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, 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°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°15'56"EAST, 237.18 FEET; THENCE NORTH 38°20'57"WEST, 420.35 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 WEST 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 1190; 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, 61.84 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°36'52"EAST, 95.28 FEET; COURSE NO. 3- NORTH 33°37'31"WEST, 808.97 FEET; COURSE NO. 4- NORTH 14°22'53"EAST, 4585.21 FEET; COURSE NO. 5- SOUTH 88°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 37°04'38"WEST, 418.33 FEET; THENCE SOUTH 07°10'58"EAST, 883.79 FEET; THENCE SOUTH 88°07'25"WEST, 248.87 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°16'07"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, 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 110B; 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 110B; 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:

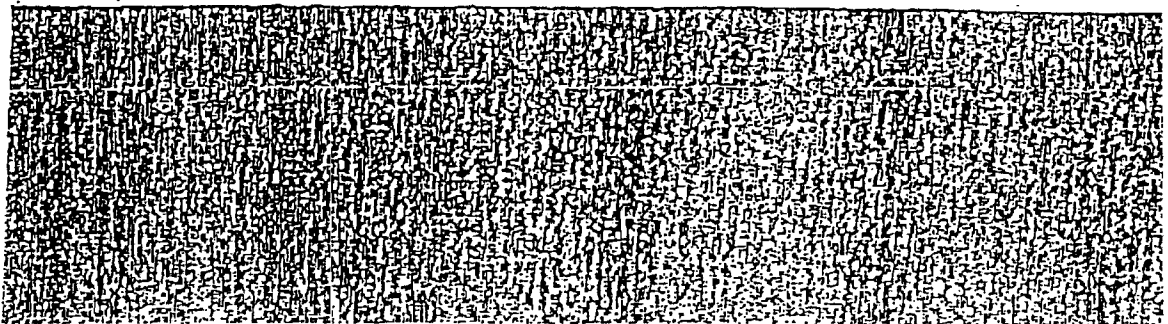
PARCEL 5:

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, 394.19 FEET; THENCE NORTH 17°43'20"WEST, 981.94 FEET; THENCE N 01°26'34"WEST, 525.70 FEET; THENCE NORTH 13°44'35"WEST, 1924.28 FEET; THENCE SOUTH 89°43'51"E 463.73 FEET; THENCE NORTH 14°07'15"WEST, 1204.17 FEET; THENCE SOUTH 84°34'41"WEST, 83.87 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 S 11°58'20"WEST, 587.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 29°21'59"W 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 63°28'17"EAST, 596.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°18'33"E 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 670.00 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 178.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 65°13'28"WEST, 105.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°21'55"W 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, 61 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, 701 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, 298.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHEAST DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 350.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 23°24'13"EAST, 877.83 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 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°21'59"EAST, 237.10 FEET; THENCE NORTH 58°25'57"WEST, 420.33 FEET; THENCE SOUTH 85°18' 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 CRAN CENTRAL CORP. AND GENESIS LIMITED PARTNERSHIP, AS INTENDED TO BE DESCRIBED IN DEED RECORDED THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 878, PAGE 1190; THENCE SOUTH 35°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"E 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 85°57'27"EAST, 2032.17 FEET; THENCE SOUTH 27°04'05"EAST, 3138.83 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°43'62"WEST, 30.33 FEET; THENCE SOUTH 77°26'33"WEST, 35.51 FEET; THENCE NORTH 86°57'38"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, 534.08 FEET; THENCE NORTH 58°41'57" EAST, 133.85 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 5V-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 HILLDALE 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 31°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°46'19" 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, 41.81 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 06°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°37'22" WEST, 45.46 FEET TO THE POINT OF BEGINNING.

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

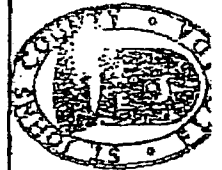
TOGETHER WITH:

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. JOHNS 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 48°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 IN MY HAND AND OFFICIAL SEAL THIS 1st DAY OF August 20 03 CHERYL STRICKLAND, CLERK Ex-Officio Clerk of the Board of County Commissioners

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 65°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.

TOGETHER WITH:

**SURVEYOR'S DESCRIPTION
PARCEL 3C**

A portion of Section 4, Township 8 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 4; thence North 88°08'06" East, along the Northerly line of said Section 4, a distance of 313.83 feet to its intersection with the Northeastery right of way line of U.S. Highway No. 1, a 150 foot right of way as now established, said point also being the Southwestery corner of Kensington Unit One, as recorded in Map Book 53, pages 28 through 30 of the Public Records of said county, also being the Point of Beginning.

From said Point of Beginning, continue thence North 88°07'45" East, along said Northerly line of said Section 4 and along the Southerly line of said Kensington Unit One and along the Southerly line of Kensington Unit Two, as recorded in Map Book 53, pages 89 through 107 of said Public Records, a distance of 1049.42 feet to the Southeastery corner of said Kensington Unit Two, said point lying on the Northwestery right of way line of Shannon Road, a 60 foot right of way as now established; thence South 38°33'35" West, along said Northwestery right of way line of Shannon Road, 871.52 feet to its intersection with said Northeastery right of way line of U.S. Highway No. 1; thence North 37° 54' 50" West, along said Northeastery right of way line, 818.30 feet to the Point of Beginning.

Containing 7.95 acres, more or less.

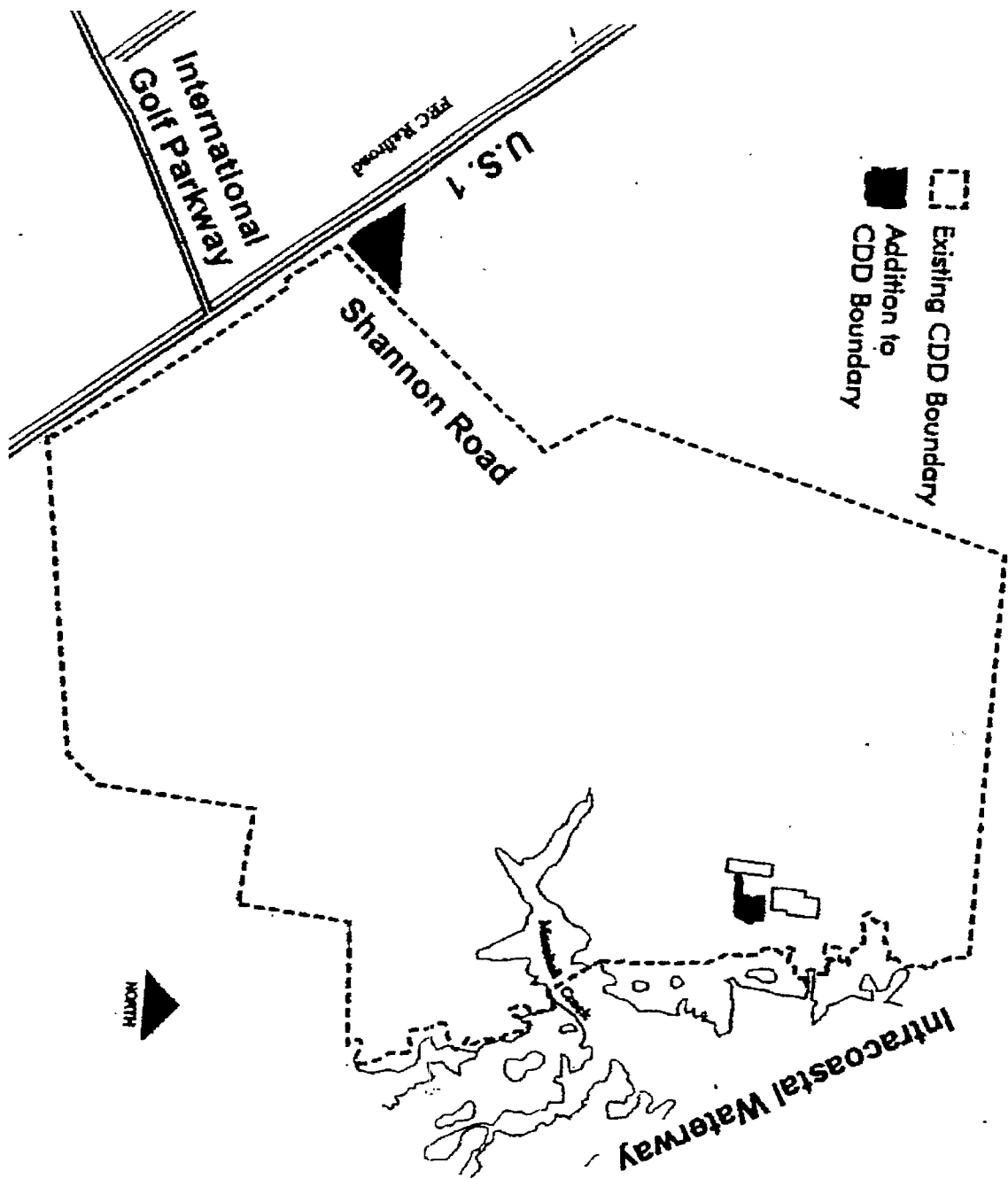
TOGETHER WITH:

LEGAL DESCRIPTION PER OFFICIAL RECORDS BOOK 2728, PAGE 127:

PART OF SECTION 44, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED BOOK 119, PAGE 369, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN EASTERLY ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 128 FEET, THENCE NORTH A DISTANCE OF 400 FEET FOR A POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN EAST, PARALLEL TO THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 119, PAGE 369, A DISTANCE OF 495.07 FEET; THENCE RUN NORTH 340 FEET; THENCE RUN WEST PARALLEL TO SOUTH LINE OF PROPERTY DESCRIBED IN DEED BOOK 119, PAGE 369 A DISTANCE OF 275.07 FEET, THENCE RUN SOUTH A DISTANCE OF 290 FEET, THENCE RUN WEST PARALLEL TO THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 119, PAGE 369 A DISTANCE OF 220 FEET, THENCE RUN SOUTH A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2.40 ACRES, MORE OR LESS.

TOTAL LAND DESCRIBED CONTAINS 1,258.71 ACRES, MORE OR LESS.



NORTH

Existing CDD Boundary
Addition to
CDD Boundary

International
Golf Parkway

PRC Railroad

U.S. 1

Shannon Road

Intracoastal Waterway

EDITOR'S NOTE

Correction to Scriveners Error in Ordinance 2009-35, An Ordinance of the County of St. Johns, State of Florida, Expanding the Marshall Creek Community Development District Pursuant to Chapter 190, Florida Statutes (2009); Describing the External Boundaries of the District Expansion Area and the District, as Amended; Providing a Severability Clause; and Providing an Effective Date

Ordinance No. 2009-35 is here by corrected as follows:

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. The total area of the expanded Marshall Creek Community Development District shall encompass approximately 1229.21~~4258.71~~ acres, as reflected in the metes and bounds description attached hereto as Exhibit B, and incorporated herein by reference.

This correction adjusts the total acreage of lands contained within the Marshall Creek Community Development and makes such total acreage consistent with the legal description attached to Ordinance No. 2009-35. The correction is further explained in the June 9, 2010 letter from Marshall Creek Community Development District to the County Attorney. All other provisions of Ordinance 2009-35 remain in full force and effect.

The St. Augustine Record

COPY OF ADVERTISEMENT

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **KAREN J. BRANNON**

who on oath says that she is an Employee of the St. Augustine Record,

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

that the attached copy of advertisement being a **RETAIL DISPLAY ADVERTISEMENT**

In/the matter of **NOTICE OF LOCAL PUBLIC HEARING**

was published in said newspaper **JULY 21, 28, AUGUST 4, 11, 2009**

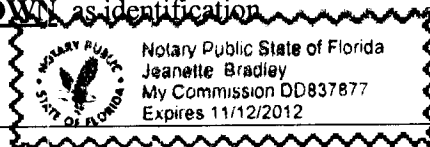
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post 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 11th day of AUGUST, 2009

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

Jeanette Bradley

(Signature of Notary Public)
JEANETTE BRADLEY



(Seal)

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: Tuesday, August 18, 2009
TIME: 9:00 a.m.
LOCATION: County Auditorium
500 San Sebastian View
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 August 18, 2009, in the County Auditorium, 500 San Sebastian View, 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 CHAPTER 190, FLORIDA STATUTES; AMENDING THE EXTERNAL BOUNDARY OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

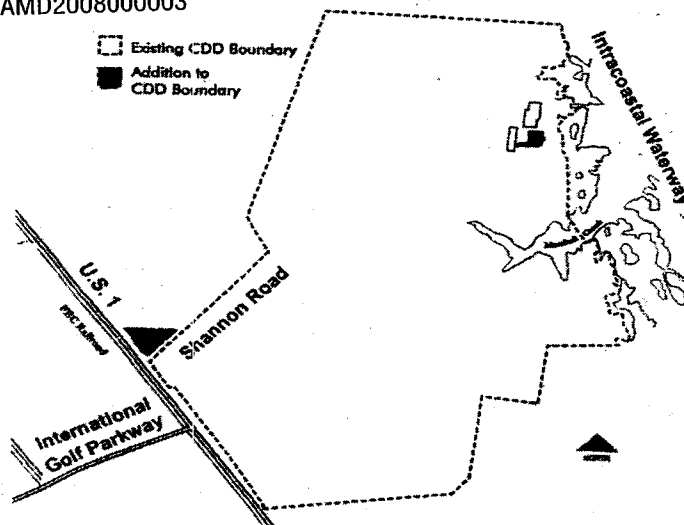
The Marshall Creek Community Development District is comprised of approximately 1,248.36 acres, more or less, generally located in the area just east of U.S. Highway 1, at the intersection of U.S. Highway 1 and International Golf Parkway, located entirely within St. Johns County, Florida. Petitioner has proposed to amend the boundary of the District by expanding the existing boundary to include approximately 10.35 acres currently not within but contiguous to the District Boundary, for a total after expansion of 1,258.71 acres.

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 500 San Sebastian View, St. Augustine, Florida 32084.

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
CYNDI STEVENSON
File Number: CDD AMD2008000003





FLORIDA DEPARTMENT *of* STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

August 24, 2009

Ms. Cheryl Strickland
Clerk of the Circuit Court
St. Johns County
4010 Lewis Speedway
St. Augustine, Florida 32084-8637

Attention: Ms. Yvonne King, Minutes & Record Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated August 19, 2009 and certified copy of St. Johns County Ordinance No. 2009-35, which was filed in this office on August 24, 2009.

FILED
2009 SEP - 1 PM 4: 27
CLERK OF CIRCUIT COURT AND
ST. JOHNS COUNTY FL

Sincerely,

Liz Cloud
Program Administrator

LC/srd

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dlis.dos.state.fl.us>

COMMUNITY DEVELOPMENT
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850.245.6270 • FAX: 850.245.6282



FLORIDA DEPARTMENT *of* STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

DAWN K. ROBERTS
Interim Secretary of State

June 29, 2010

Ms. Cheryl Strickland
Secretary
St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk, Minutes and Record Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated June 23, 2010 and certified copy of corrected St. Johns County Ordinance No. 2009-35, which was filed in this office on June 28, 2010.

Sincerely,

Liz Cloud
Program Administrator

LC/srd

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
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2010 JUL -6 PM 4: 28
CLERK FOR THE BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY FL

FILED