

ORDINANCE NO. 2016- 11

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2015); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

RECITALS

WHEREAS, Heartwood 23, LLC ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent (100%) of the real property to be included in the District, petitioned the St. Johns County Board of Commissioners (the "County") to adopt an ordinance establishing the Meadow View at Twin Creeks Development District (the "District") attached as Exhibit B, pursuant to Chapter 190, Florida Statutes (2015); and

WHEREAS, Petitioner is a Florida limited liability company; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on 3/11, 2016; and

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

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

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

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

SECTION 2. AUTHORITY. This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2015).

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

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference. The proposed District covers approximately 630.22 acres of land. The site is generally located north of the Twelve Mile Swamp, west of U.S. Highway 1 North, east of I-95 and south of C.R. 210 West.

SECTION 5. FUNCTIONS AND POWERS. The general powers and functions of the District are described in Chapter 190, Florida Statutes. The District is also authorized to exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational cultural and educational uses as authorized and described in Section 190.012(2), Florida Statutes (2015).

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Seth Wise, Bruce J. Parker, Andrew Meran, Blaz Kovacic, and Aaron Lyman. All of the above-styled persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE. Nothing in this Ordinance shall be deemed as affirmative acceptance by the St Johns County of any financial operational, maintenance, or any other responsibilities of the District, nor be deemed as affirmative acceptance of any proposed improvement.

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

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

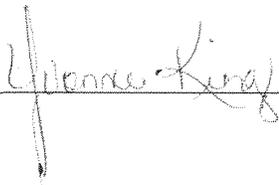
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 1 DAY OF March, 2016.

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

BY: 
Jeb. S. Smith, Chair

March 3, 2016
Rendition Date

ATTEST: Hunter S. Conrad, CLERK

BY: 

EFFECTIVE DATE: _____

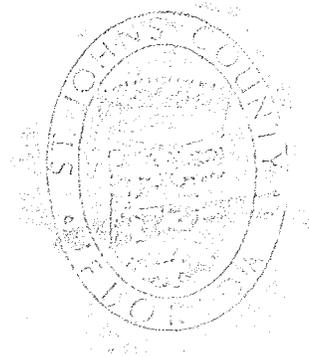
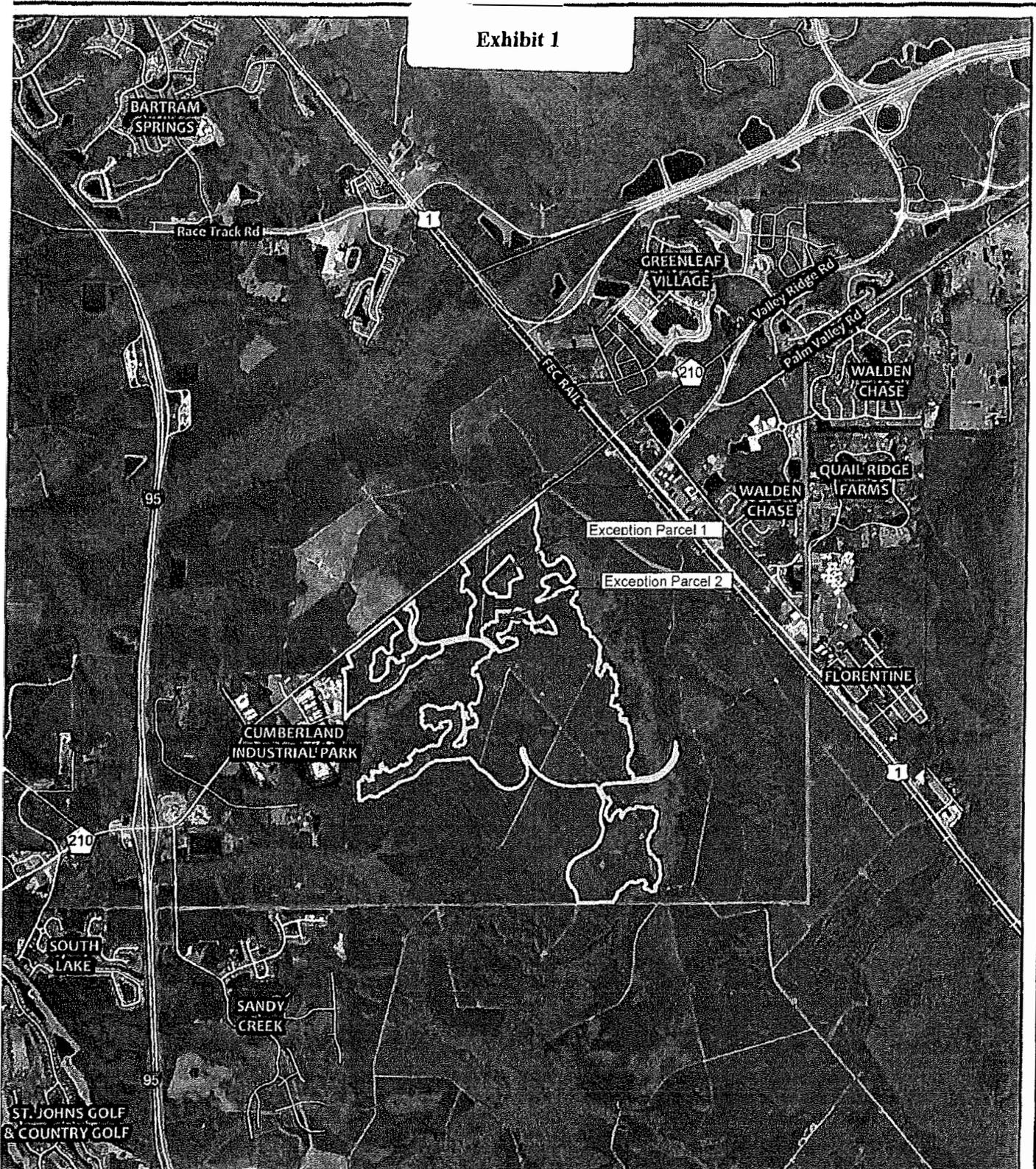
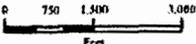


Exhibit 1



Meadow View at
Twin Creeks CDD
Location Map



ETM England-Thoms & Thaler, Inc.
VISION • EXPERIENCE • RESULTS
14778 Old St. Augustine Road Jacksonville, FL 32258
904-642-8980 • Fax: 904-648-9485 • www.etmnc.com

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

Exhibit 2

PARCEL 2A

A PART OF SECTIONS 9, 10, 11, 14 AND 15, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00°50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, 1638.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°50'08" WEST, ALONG SAID WESTERLY LINE OF SECTION 15, 1063.63 FEET; THENCE SOUTH 89°12'49" WEST, 47.18 FEET; THENCE NORTH 00°47'11" WEST, 80.97 FEET; THENCE NORTH 73°31'30" EAST, 211.36 FEET; THENCE NORTH 16°36'20" WEST, 62.03 FEET; THENCE NORTH 26°09'26" WEST, 232.84 FEET TO AN INTERSECTION WITH A LINE LYING 10.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED 8-15-2002); THENCE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, 1364.84 FEET; THENCE SOUTH 37°37'34" EAST, 342.24 FEET; THENCE SOUTH 52°26'32" WEST, 284.47 FEET; THENCE SOUTH 05°25'48" WEST, 210.26 FEET; THENCE SOUTH 10°09'43" EAST, 78.81 FEET; THENCE SOUTH 10°12'14" WEST, 50.80 FEET; THENCE SOUTH 38°25'05" WEST, 37.01 FEET; THENCE SOUTH 45°00'00" WEST, 28.28 FEET; THENCE NORTH 79°12'57" WEST, 42.76 FEET; THENCE NORTH 76°22'23" WEST, 33.96 FEET; THENCE NORTH 30°57'50" WEST, 46.65 FEET; THENCE NORTH 40°45'49" WEST, 76.58 FEET; THENCE NORTH 45°00'00" WEST, 18.48 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 31.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°58'50" EAST, 31.18 FEET; THENCE SOUTH 51°03'23" WEST, 188.44 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 34.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°53'47" WEST, 34.90 FEET; THENCE SOUTH 36°44'12" WEST, 25.73 FEET; THENCE SOUTH 17°11'55" EAST, 41.38 FEET; THENCE SOUTH 00°00'00" WEST, 112.00 FEET; THENCE SOUTH 23°44'58" WEST, 81.94 FEET; THENCE SOUTH 43°31'49" WEST, 57.55 FEET; THENCE SOUTH 05°08'33" WEST, 50.02 FEET; THENCE SOUTH 20°06'59" EAST, 41.30 FEET; THENCE SOUTH 15°29'01" EAST, 58.80 FEET; THENCE SOUTH 08°09'34" WEST, 155.15 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 143.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°46'37" EAST, 137.43 FEET; THENCE NORTH 71°33'31" EAST, 95.82 FEET; THENCE NORTH 34°56'44" EAST, 18.73 FEET; THENCE NORTH 48°39'08" EAST, 99.90 FEET; THENCE NORTH 44°20'29" EAST, 61.52 FEET; THENCE NORTH 45°49'49" EAST, 48.80 FEET; THENCE NORTH 45°00'00" EAST, 7.07 FEET; THENCE NORTH 03°56'43" EAST, 116.28 FEET; THENCE NORTH 09°01'39" WEST, 108.34 FEET; THENCE NORTH 27°04'19" EAST, 50.54 FEET; THENCE NORTH 14°30'01" EAST, 59.91 FEET; THENCE NORTH 69°35'24" EAST, 45.88 FEET; THENCE SOUTH 71°00'12" EAST, 64.51 FEET; THENCE SOUTH 57°43'37" EAST, 25.52 FEET; THENCE SOUTH 33°18'28" EAST, 111.26 FEET; THENCE NORTH 66°14'00" EAST, 179.58 FEET; THENCE NORTH 23°46'00" WEST, 110.00 FEET; THENCE NORTH 66°14'00" EAST, 192.92 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 243.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°10'47" EAST, 233.10 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 539.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°31'07" WEST, 502.44 FEET; THENCE NORTH 21°44'09" EAST, 76.92 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 212.41 FEET, AN ARC DISTANCE OF 225.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°38'22" WEST, 214.81 FEET; THENCE NORTH 39°00'52" WEST, 34.11 FEET; THENCE NORTH 84°00'52" WEST, 134.75 FEET TO AN INTERSECTION WITH THE AFORESAID LINE LYING 10.00 SOUTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210; THENCE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, 314.76 FEET; THENCE SOUTH 09°28'01" WEST, 96.50 FEET; THENCE SOUTH 35°31'59" EAST, 74.37 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 351.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°57'30" EAST, 331.81 FEET; THENCE SOUTH 31°36'59" WEST, 52.36 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 297.93 FEET, AN ARC DISTANCE OF 264.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°12'41" WEST, 255.63 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 490.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°07'35" EAST, 447.73 FEET; THENCE NORTH 76°56'28" EAST, 786.40 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 117.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°11'12" EAST, 116.97 FEET; THENCE NORTH 03°52'43" WEST, 96.60 FEET; THENCE NORTH 00°00'00" EAST, 121.00 FEET; THENCE NORTH 16°04'25" EAST, 61.40 FEET; THENCE NORTH 24°37'25" EAST, 79.20 FEET; THENCE NORTH 21°11'39" EAST, 52.55 FEET; THENCE NORTH 19°12'46" EAST, 69.89 FEET; THENCE NORTH 27°04'19" WEST, 50.54 FEET; THENCE NORTH 06°06'56" WEST, 56.32 FEET; THENCE NORTH 07°25'53" EAST, 69.58 FEET; THENCE NORTH 56°00'13" EAST, 51.87 FEET; THENCE NORTH 30°37'07" EAST, 56.94 FEET; THENCE NORTH 36°52'12" EAST, 45.00 FEET; THENCE NORTH 23°46'55" EAST, 47.61 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 882.15 FEET, AN ARC DISTANCE OF 167.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°41'18" WEST, 167.51 FEET; THENCE NORTH 50°11'40" WEST, 10.13 FEET; THENCE NORTH 55°08'44" WEST, 68.24 FEET; THENCE NORTH 29°44'42" WEST, 64.50 FEET; THENCE NORTH 67°40'17" WEST, 60.54 FEET; THENCE SOUTH 52°25'53" WEST, 32.80 FEET; THENCE SOUTH 27°15'19" WEST, 37.12 FEET; THENCE NORTH 85°41'02" WEST, 53.15 FEET; THENCE NORTH 10°27'36" WEST, 66.10 FEET; THENCE NORTH 14°10'20" EAST, 102.11 FEET; THENCE NORTH 07°51'12" WEST, 117.10 FEET; THENCE NORTH 30°33'21" EAST, 96.38 FEET; THENCE NORTH 63°26'06" EAST, 129.69 FEET; THENCE NORTH 29°53'56" WEST, 239.15 FEET; THENCE SOUTH 86°13'42" WEST, 20.21 FEET; THENCE NORTH 54°29'15" WEST, 43.60 FEET; THENCE NORTH 38°55'49" WEST, 1.06 FEET; THENCE NORTH 38°16'59" WEST, 2.99 FEET; THENCE NORTH 37°14'55" WEST, 2.27 FEET; THENCE NORTH 36°17'02" WEST, 5.12 FEET; THENCE NORTH 35°32'24" WEST, 2.90 FEET; THENCE NORTH 34°29'56" WEST, 8.98 FEET TO AN INTERSECTION WITH THE AFORESAID LINE LYING 10.00 SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210; THENCE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, 2211.96 FEET; THENCE SOUTH 11°41'58" EAST, 154.72 FEET; THENCE SOUTH 02°48'07" EAST, 51.29 FEET; THENCE SOUTH 38°14'30" EAST, 37.60 FEET; THENCE SOUTH 10°12'59" WEST, 77.30 FEET; THENCE SOUTH 00°10'53" WEST, 51.14 FEET; THENCE SOUTH 13°35'09" WEST, 107.29 FEET; THENCE SOUTH 06°45'14" WEST, 61.21 FEET; THENCE SOUTH 23°04'38" WEST, 60.07 FEET; THENCE SOUTH 04°24'37" EAST, 46.82 FEET;

THENCE SOUTH 21°11'20" EAST, 141.23 FEET; THENCE SOUTH 39°28'00" EAST, 39.42 FEET; THENCE SOUTH 04°31'01" WEST, 34.05 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 27.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°32'54" EAST, 27.03 FEET; THENCE SOUTH 55°09'20" EAST, 36.48 FEET; THENCE SOUTH 23°52'05" WEST, 52.63 FEET; THENCE SOUTH 00°12'21" WEST, 103.02 FEET; THENCE SOUTH 68°09'20" WEST, 33.54 FEET; THENCE SOUTH 08°24'09" WEST, 27.07 FEET; THENCE SOUTH 17°53'48" WEST, 23.93 FEET; THENCE SOUTH 13°37'53" EAST, 73.13 FEET; THENCE NORTH 48°08'01" EAST, 35.22 FEET; THENCE NORTH 52°51'36" EAST, 33.05 FEET; THENCE SOUTH 40°11'47" EAST, 47.13 FEET; THENCE SOUTH 11°42'30" EAST, 54.36 FEET; THENCE SOUTH 64°07'42" EAST, 41.72 FEET; THENCE SOUTH 22°14'42" EAST, 37.95 FEET; THENCE SOUTH 06°39'01" WEST, 65.94 FEET; THENCE SOUTH 31°13'54" WEST, 28.76 FEET; THENCE SOUTH 06°47'56" EAST, 2.43 FEET; THENCE SOUTH 37°29'44" EAST, 170.64 FEET; THENCE NORTH 71°32'01" EAST, 46.75 FEET; THENCE NORTH 86°36'12" EAST, 9.14 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 806.86 FEET, AN ARC DISTANCE OF 107.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°40'08" EAST, 107.56 FEET; THENCE NORTH 29°55'40" EAST, 35.11 FEET; THENCE NORTH 64°44'02" EAST, 56.09 FEET; THENCE NORTH 01°59'41" EAST, 37.40 FEET; THENCE NORTH 71°15'15" EAST, 79.62 FEET; THENCE NORTH 35°24'15" EAST, 58.02 FEET; THENCE NORTH 04°51'45" EAST, 12.74 FEET; THENCE SOUTH 74°01'24" EAST, 48.75 FEET; THENCE SOUTH 48°21'07" EAST, 54.87 FEET; THENCE SOUTH 40°42'40" EAST, 59.63 FEET; THENCE SOUTH 35°18'14" EAST, 85.45 FEET; THENCE SOUTH 24°07'43" EAST, 67.15 FEET; THENCE SOUTH 23°49'17" EAST, 117.40 FEET; THENCE SOUTH 17°15'18" EAST, 95.07 FEET; THENCE SOUTH 47°46'07" WEST, 10.86 FEET; THENCE SOUTH 43°12'21" WEST, 207.41 FEET; THENCE SOUTH 65°48'17" WEST, 44.65 FEET; THENCE NORTH 69°39'29" WEST, 54.11 FEET; THENCE NORTH 61°24'33" WEST, 56.27 FEET; THENCE NORTH 17°08'28" WEST, 35.88 FEET; THENCE NORTH 05°27'16" WEST, 46.80 FEET; THENCE NORTH 45°08'58" WEST, 83.91 FEET; THENCE NORTH 25°22'45" WEST, 7.36 FEET; THENCE SOUTH 88°52'03" WEST, 74.47 FEET; THENCE SOUTH 75°48'02" WEST, 25.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 120.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°41'17" WEST, 120.03 FEET; THENCE SOUTH 59°03'33" WEST, 24.84 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 57.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°45'26" WEST, 57.27 FEET; THENCE SOUTH 56°44'49" WEST, 36.54 FEET; THENCE SOUTH 60°31'37" WEST, 46.87 FEET; THENCE SOUTH 08°53'02" EAST, 27.15 FEET; THENCE SOUTH 28°42'54" WEST, 30.51 FEET; THENCE SOUTH 16°31'14" WEST, 3.86 FEET; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 26.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°24'52" EAST, 26.46 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°47'41" EAST, 73.75 FEET; THENCE SOUTH 74°52'04" EAST, 140.44 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 160.61 FEET, AN ARC DISTANCE OF 112.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°54'45" WEST, 110.63 FEET; THENCE SOUTH 17°07'42" WEST, 21.59 FEET; THENCE SOUTH 40°55'53" WEST, 50.29 FEET; THENCE SOUTH 51°40'54" WEST, 62.19 FEET; THENCE SOUTH 63°20'15" WEST, 172.29 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AN ARC

DISTANCE OF 63.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°31'48" EAST, 63.27 FEET; THENCE NORTH 76°57'21" EAST, 136.89 FEET; THENCE NORTH 76°51'41" EAST, 58.68 FEET; THENCE NORTH 78°19'50" EAST, 58.84 FEET; THENCE NORTH 71°27'23" EAST, 51.68 FEET; THENCE NORTH 66°51'41" EAST, 44.64 FEET; THENCE NORTH 27°56'26" EAST, 49.37 FEET; THENCE NORTH 81°25'57" EAST, 66.37 FEET; THENCE NORTH 06°30'33" WEST, 66.05 FEET; THENCE NORTH 68°29'54" EAST, 58.92 FEET; THENCE NORTH 57°51'05" EAST, 45.34 FEET; THENCE NORTH 69°57'10" EAST, 55.57 FEET; THENCE NORTH 83°23'43" EAST, 39.63 FEET; THENCE NORTH 82°03'46" EAST, 45.84 FEET; THENCE NORTH 51°48'48" EAST, 43.60 FEET; THENCE NORTH 52°24'59" EAST, 38.93 FEET; THENCE SOUTH 79°19'33" EAST, 54.05 FEET; THENCE SOUTH 53°44'48" EAST, 67.69 FEET; THENCE SOUTH 65°55'06" EAST, 42.26 FEET; THENCE SOUTH 87°24'52" EAST, 26.16 FEET; THENCE SOUTH 02°53'09" EAST, 98.98 FEET; THENCE NORTH 73°36'17" WEST, 20.75 FEET; THENCE SOUTH 30°31'00" WEST, 44.14 FEET; THENCE SOUTH 26°32'20" WEST, 29.45 FEET; THENCE SOUTH 57°34'01" WEST, 31.16 FEET; THENCE SOUTH 00°45'11" EAST, 52.04 FEET; THENCE SOUTH 60°03'02" WEST, 48.22 FEET; THENCE SOUTH 11°17'31" EAST, 70.24 FEET; THENCE SOUTH 54°18'57" EAST, 56.72 FEET; THENCE SOUTH 50°09'01" EAST, 64.31 FEET; THENCE NORTH 69°32'40" EAST, 35.68 FEET; THENCE SOUTH 24°45'43" EAST, 53.13 FEET; THENCE SOUTH 10°27'32" EAST, 74.24 FEET; THENCE SOUTH 29°56'24" EAST, 40.92 FEET; THENCE SOUTH 10°26'11" EAST, 50.04 FEET; THENCE SOUTH 48°22'26" EAST, 43.04 FEET; THENCE SOUTH 05°19'08" EAST, 67.29 FEET; THENCE SOUTH 13°26'08" EAST, 49.35 FEET; THENCE SOUTH 22°45'33" WEST, 33.22 FEET; THENCE SOUTH 24°27'50" EAST, 43.07 FEET; THENCE SOUTH 33°44'59" EAST, 59.88 FEET; THENCE SOUTH 49°32'33" EAST, 36.15 FEET; THENCE SOUTH 67°43'49" EAST, 51.08 FEET; THENCE SOUTH 49°09'12" EAST, 45.12 FEET; THENCE SOUTH 25°57'29" EAST, 59.02 FEET; THENCE SOUTH 06°35'09" EAST, 43.97 FEET; THENCE SOUTH 09°34'40" EAST, 46.83 FEET; THENCE NORTH 87°44'43" EAST, 35.69 FEET; THENCE NORTH 89°20'33" EAST, 21.26 FEET; THENCE SOUTH 49°04'17" EAST, 41.76 FEET; THENCE SOUTH 28°27'02" EAST, 17.40 FEET; THENCE SOUTH 33°33'52" EAST, 93.18 FEET; THENCE NORTH 81°31'24" EAST, 16.34 FEET; THENCE SOUTH 23°36'14" EAST, 54.52 FEET; THENCE SOUTH 29°56'05" EAST, 42.65 FEET; THENCE SOUTH 36°45'21" EAST, 50.78 FEET; THENCE SOUTH 20°47'05" WEST, 58.23 FEET; THENCE SOUTH 24°58'38" WEST, 14.61 FEET; THENCE SOUTH 11°15'02" EAST, 12.11 FEET; THENCE SOUTH 19°31'28" EAST, 9.67 FEET; THENCE SOUTH 01°14'12" EAST, 31.56 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 6.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°31'45" EAST, 6.37 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 158.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°15'15" WEST, 157.48 FEET; THENCE SOUTH 77°40'19" EAST, A DISTANCE OF 14.85 FEET; THENCE SOUTH 84°45'02" EAST, 30.93 FEET; THENCE SOUTH 64°41'13" WEST, 52.01 FEET; THENCE SOUTH 56°16'14" WEST, 21.03 FEET; THENCE SOUTH 05°15'14" EAST, 15.23 FEET; THENCE SOUTH 89°43'10" EAST, 52.46 FEET; THENCE SOUTH 19°30'30" WEST, 30.12 FEET; THENCE NORTH 76°27'59" WEST, 31.29 FEET; THENCE SOUTH 10°53'25" WEST, 23.70 FEET; THENCE SOUTH 52°27'54" EAST, 28.06 FEET; THENCE SOUTH 32°16'22" WEST, 19.94 FEET; THENCE SOUTH 53°29'47" WEST, 34.14 FEET; THENCE SOUTH 20°42'26" EAST, 34.50 FEET; THENCE SOUTH 10°10'48" WEST, 34.63 FEET; THENCE SOUTH 49°25'22" WEST, 38.10 FEET; THENCE SOUTH 04°57'03" WEST, 39.11 FEET; THENCE SOUTH 32°39'26" EAST, 36.49 FEET; THENCE SOUTH 37°52'15" EAST, 34.64 FEET; THENCE SOUTH 61°52'38" EAST, 37.74 FEET; THENCE SOUTH 45°36'38" EAST, 29.06 FEET; THENCE NORTH 85°37'57" EAST, 28.98 FEET; THENCE NORTH 06°18'04" EAST, 55.55 FEET; THENCE NORTH 20°11'28" EAST, 37.28 FEET; THENCE NORTH 70°53'33" EAST, 37.53 FEET; THENCE NORTH 06°48'47" WEST, 26.52 FEET; THENCE NORTH 42°37'10" EAST, 29.76 FEET; THENCE NORTH 11°51'48" EAST, 38.53 FEET; THENCE NORTH 88°22'09" WEST, 12.75 FEET; THENCE NORTH 41°00'18" WEST, 23.28 FEET; THENCE NORTH 11°53'28" EAST, 19.33 FEET; THENCE NORTH 24°35'31" EAST, 38.16 FEET; THENCE

NORTH 69°06'59" EAST, 21.86 FEET; THENCE NORTH 84°44'40" EAST, 17.58 FEET; THENCE SOUTH 28°09'08" EAST, 15.81 FEET; THENCE SOUTH 24°35'48" EAST, 16.96 FEET; THENCE SOUTH 13°48'09" WEST, 22.95 FEET; THENCE SOUTH 64°51'27" EAST, 10.59 FEET; THENCE SOUTH 36°19'11" EAST, 35.53 FEET; THENCE SOUTH 69°40'13" EAST, 50.93 FEET; THENCE SOUTH 41°02'06" EAST, 26.63 FEET; THENCE SOUTH 11°29'34" WEST, 26.79 FEET; THENCE SOUTH 20°42'14" EAST, 23.60 FEET; THENCE SOUTH 00°17'54" EAST, 66.25 FEET; THENCE SOUTH 67°26'48" EAST, 34.05 FEET; THENCE NORTH 87°06'57" EAST, 42.57 FEET; THENCE SOUTH 76°33'44" EAST, 35.65 FEET; THENCE SOUTH 49°57'20" WEST, 31.72 FEET; THENCE SOUTH 71°32'16" WEST, 22.56 FEET; THENCE SOUTH 72°21'06" EAST, 42.38 FEET; THENCE SOUTH 47°04'15" WEST, 42.31 FEET; THENCE NORTH 86°34'37" EAST, 41.52 FEET; THENCE SOUTH 11°07'21" WEST, 57.83 FEET; THENCE SOUTH 07°44'23" EAST, 36.71 FEET; THENCE SOUTH 29°35'10" EAST, 35.92 FEET; THENCE SOUTH 30°48'45" EAST, 50.65 FEET; THENCE SOUTH 49°28'03" WEST, 41.58 FEET; THENCE SOUTH 22°18'42" WEST, 32.27 FEET; THENCE SOUTH 04°56'41" WEST, 67.60 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 445.40 FEET, AN ARC DISTANCE OF 112.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°10'04" EAST, 112.63 FEET; THENCE SOUTH 79°36'50" WEST, 106.03 FEET; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 305.00 FEET, AN ARC DISTANCE OF 123.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°53'04" WEST, 122.33 FEET; THENCE SOUTH 17°27'11" WEST, 53.52 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 37.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°08'29" EAST, 36.89 FEET; THENCE SOUTH 67°25'53" EAST, 101.83 FEET; THENCE NORTH 36°16'04" EAST, 20.97 FEET; THENCE NORTH 61°15'31" EAST, 41.05 FEET; THENCE SOUTH 12°57'08" EAST, 65.98 FEET; THENCE SOUTH 26°29'28" EAST, 41.56 FEET; THENCE NORTH 83°53'03" EAST, 40.19 FEET; THENCE SOUTH 25°23'04" EAST, 54.98 FEET; THENCE SOUTH 20°38'22" EAST, 38.32 FEET; THENCE SOUTH 61°06'35" WEST, 62.66 FEET; THENCE SOUTH 03°59'44" EAST, 40.29 FEET; THENCE SOUTH 20°14'44" EAST, 31.75 FEET; THENCE SOUTH 05°34'03" EAST, 61.29 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 61.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°57'19" EAST, 61.53 FEET; THENCE NORTH 07°48'58" EAST, 35.47 FEET; THENCE NORTH 25°58'58" EAST, 40.08 FEET; THENCE NORTH 89°19'13" EAST, 40.04 FEET; THENCE SOUTH 54°41'11" EAST, 38.60 FEET; THENCE SOUTH 36°21'56" WEST, 35.41 FEET; THENCE SOUTH 43°28'36" WEST, 33.38 FEET; THENCE SOUTH 29°54'01" EAST, 28.07 FEET; THENCE SOUTH 67°28'55" EAST, 31.23 FEET; THENCE SOUTH 45°03'01" EAST, 40.33 FEET; THENCE SOUTH 36°11'15" EAST, 35.31 FEET; THENCE SOUTH 02°08'30" EAST, 28.23 FEET; THENCE SOUTH 12°45'44" EAST, 38.25 FEET; THENCE SOUTH 11°58'58" WEST, 25.56 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 125.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°30'41" EAST, 124.99 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 564.99 FEET, AN ARC DISTANCE OF 276.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°40'34" EAST, 273.95 FEET; THENCE NORTH 77°44'23" EAST, 0.34 FEET; THENCE NORTH 47°02'49" EAST, 36.37 FEET; THENCE SOUTH 00°59'40" WEST, 69.65 FEET; THENCE SOUTH 28°39'14" EAST, 34.45 FEET; THENCE SOUTH 14°44'32" WEST, 36.12 FEET; THENCE SOUTH 37°11'54" WEST, 47.10 FEET; THENCE SOUTH 67°15'50" WEST, 26.93 FEET; THENCE SOUTH 29°01'20" EAST, 17.37 FEET; THENCE SOUTH 05°35'19" EAST, 21.21 FEET; THENCE SOUTH 62°02'04" WEST, 23.09 FEET; THENCE SOUTH 07°36'00" WEST, 36.67 FEET; THENCE NORTH 83°32'41" WEST, 19.91 FEET; THENCE SOUTH 04°14'18" WEST, 3.64 FEET; THENCE SOUTH 05°41'22" WEST, 16.16 FEET; THENCE SOUTH 05°41'22"

WEST, 25.59 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 60.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°01'02" EAST, 60.27 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 67.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°19'36" WEST, 66.88 FEET; THENCE SOUTH 07°18'17" EAST, 80.05 FEET; THENCE SOUTH 36°32'57" EAST, 35.96 FEET; THENCE SOUTH 27°57'47" EAST, 54.21 FEET; THENCE SOUTH 00°28'35" EAST, 35.25 FEET; THENCE SOUTH 24°38'24" EAST, 9.12 FEET; THENCE NORTH 15°10'31" EAST, 40.00 FEET; THENCE SOUTH 35°01'37" EAST, 23.64 FEET; THENCE SOUTH 60°33'08" EAST, 26.17 FEET; THENCE SOUTH 54°34'42" EAST, 30.40 FEET; THENCE SOUTH 26°40'07" EAST, 23.26 FEET; THENCE SOUTH 12°28'36" EAST, 40.89 FEET; THENCE SOUTH 77°02'31" WEST, 25.24 FEET; THENCE SOUTH 00°37'16" WEST, 50.15 FEET; THENCE NORTH 86°13'32" EAST, 275.60 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 1205.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°48'02" EAST, 1082.75 FEET; THENCE SOUTH 20°49'10" EAST, 0.64 FEET; THENCE SOUTH 10°37'38" EAST, 81.25 FEET; THENCE NORTH 80°41'13" EAST, 25.05 FEET; THENCE SOUTH 01°38'20" WEST, 16.08 FEET; THENCE SOUTH 47°41'17" WEST, 25.53 FEET; THENCE SOUTH 09°58'59" EAST, 19.79 FEET; THENCE SOUTH 04°40'16" WEST, A DISTANCE OF 47.25 FEET; THENCE SOUTH 08°51'58" EAST, 58.43 FEET; THENCE SOUTH 71°09'16" EAST, 29.21 FEET; THENCE SOUTH 05°53'40" EAST, 16.96 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 1063.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°57'54" WEST, 993.65 FEET; THENCE SOUTH 86°13'32" WEST, A DISTANCE OF 866.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 113.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°09'16" WEST, 111.67 FEET; THENCE SOUTH 50°05'00" WEST, 11.55 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 55.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°35'56" WEST, 53.51 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 128.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°35'15" EAST, 126.45 FEET; THENCE SOUTH 36°17'22" EAST, 4.50 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 114.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°22'14" EAST, 113.69 FEET; THENCE SOUTH 77°00'43" EAST, 48.54 FEET; THENCE NORTH 63°13'47" EAST, 42.76 FEET; THENCE SOUTH 27°26'46" WEST, 48.48 FEET; THENCE SOUTH 51°04'54" EAST, 23.47 FEET; THENCE SOUTH 87°26'01" EAST, 27.83 FEET; THENCE SOUTH 14°39'04" EAST, 66.22 FEET; THENCE SOUTH 31°00'19" WEST, 48.72 FEET; THENCE SOUTH 26°46'01" WEST, 49.21 FEET; THENCE SOUTH 42°24'41" WEST, 40.81 FEET; THENCE SOUTH 26°27'22" WEST, 49.11 FEET; THENCE SOUTH 14°29'49" WEST, 56.87 FEET; THENCE SOUTH 03°39'39" WEST, 61.10 FEET; THENCE SOUTH 11°49'22" EAST, 42.39 FEET; THENCE SOUTH 42°27'43" EAST, 42.11 FEET; THENCE SOUTH 39°01'45" EAST, 51.67 FEET; THENCE SOUTH 43°23'29" EAST, 48.46 FEET; THENCE NORTH 41°50'00" EAST, 42.70 FEET; THENCE NORTH 37°26'22" EAST, 21.99 FEET; THENCE NORTH 11°59'39" EAST, 66.68 FEET; THENCE NORTH 37°25'24" EAST, 41.60 FEET; THENCE NORTH 39°35'49" EAST, 28.68 FEET; THENCE NORTH 46°37'19" EAST, 39.60 FEET; THENCE NORTH 52°44'51" EAST, 46.02 FEET; THENCE NORTH 61°13'29" EAST, 41.90 FEET; THENCE NORTH 58°57'26" EAST, 27.20 FEET; THENCE SOUTH

44°01'45" EAST, 39.52 FEET; THENCE SOUTH 43°21'12" EAST, 46.75 FEET; THENCE SOUTH 46°48'40" WEST, 40.80 FEET; THENCE SOUTH 49°18'27" WEST, 27.02 FEET; THENCE SOUTH 30°19'55" WEST, 18.99 FEET; THENCE SOUTH 26°35'05" EAST, 27.53 FEET; THENCE SOUTH 37°07'07" EAST, 42.42 FEET; THENCE NORTH 35°54'44" EAST, 36.95 FEET; THENCE NORTH 23°17'56" EAST, 115.28 FEET; THENCE NORTH 52°27'38" EAST, 36.53 FEET; THENCE NORTH 56°30'30" EAST, 36.18 FEET; THENCE NORTH 74°43'41" EAST, 22.59 FEET; THENCE NORTH 18°38'15" EAST, 23.89 FEET; THENCE NORTH 84°34'20" EAST, 53.30 FEET; THENCE SOUTH 84°45'12" EAST, 66.80 FEET; THENCE NORTH 59°49'20" EAST, 49.01 FEET; THENCE NORTH 18°21'03" EAST, 43.50 FEET; THENCE SOUTH 82°20'55" EAST, 33.24 FEET; THENCE SOUTH 74°04'30" EAST, 23.49 FEET; THENCE SOUTH 77°54'51" EAST, 18.57 FEET; THENCE SOUTH 67°08'37" EAST, 45.87 FEET; THENCE NORTH 78°33'37" EAST, 46.05 FEET; THENCE SOUTH 46°17'36" EAST, 23.62 FEET; THENCE SOUTH 80°51'10" EAST, 54.81 FEET; THENCE NORTH 82°38'49" EAST, 32.80 FEET; THENCE NORTH 76°17'27" EAST, 66.39 FEET; THENCE NORTH 76°12'22" EAST, 40.77 FEET; THENCE NORTH 55°49'21" EAST, 9.95 FEET; THENCE SOUTH 03°50'38" EAST, 50.72 FEET; THENCE SOUTH 50°52'04" EAST, 50.43 FEET; THENCE SOUTH 61°07'39" EAST, 57.27 FEET; THENCE SOUTH 59°05'59" EAST, 26.27 FEET; THENCE SOUTH 00°03'49" WEST, 79.34 FEET; THENCE SOUTH 17°58'24" WEST, 80.64 FEET; THENCE SOUTH 04°00'26" WEST, 35.92 FEET; THENCE SOUTH 26°10'12" WEST, 43.91 FEET; THENCE SOUTH 06°34'07" EAST, 41.45 FEET; THENCE SOUTH 14°07'56" EAST, 51.09 FEET; THENCE SOUTH 20°40'32" WEST, 64.64 FEET; THENCE SOUTH 32°13'59" WEST, 65.05 FEET; THENCE SOUTH 72°31'50" WEST, 37.56 FEET; THENCE SOUTH 34°12'14" WEST, 61.66 FEET; THENCE SOUTH 06°46'02" WEST, 27.55 FEET; THENCE SOUTH 00°55'28" EAST, 46.30 FEET; THENCE SOUTH 23°09'30" WEST, 72.24 FEET; THENCE SOUTH 60°34'26" WEST, 22.98 FEET; THENCE SOUTH 25°57'51" WEST, 11.23 FEET; THENCE SOUTH 08°09'11" EAST, 219.83 FEET; THENCE SOUTH 60°34'17" EAST, 31.17 FEET; THENCE SOUTH 08°20'43" EAST, 75.31 FEET; THENCE SOUTH 75°51'12" EAST, 44.38 FEET; THENCE SOUTH 45°43'51" EAST, 54.05 FEET; THENCE SOUTH 27°36'22" EAST, 41.25 FEET; THENCE SOUTH 43°10'33" EAST, 60.78 FEET; THENCE SOUTH 65°23'27" EAST, 50.65 FEET; THENCE SOUTH 11°50'27" EAST, 27.17 FEET; THENCE SOUTH 06°41'13" EAST, 35.08 FEET; THENCE SOUTH 12°47'51" EAST, 71.60 FEET; THENCE SOUTH 17°54'50" EAST, 67.51 FEET; THENCE SOUTH 22°18'06" WEST, 68.81 FEET; THENCE SOUTH 28°39'03" EAST, 76.31 FEET; THENCE SOUTH 16°55'01" WEST, 34.24 FEET; THENCE SOUTH 13°28'22" WEST, 63.36 FEET; THENCE SOUTH 45°56'33" WEST, 4.50 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 138.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°35'39" WEST, 135.43 FEET; THENCE SOUTH 59°16'28" WEST, 52.62 FEET; THENCE SOUTH 30°06'44" WEST, 36.23 FEET; THENCE SOUTH 15°25'27" EAST, 24.09 FEET; THENCE NORTH 62°34'36" EAST, 44.15 FEET; THENCE SOUTH 09°39'08" WEST, 102.45 FEET; THENCE SOUTH 85°08'49" WEST, 72.38 FEET; THENCE SOUTH 86°28'25" WEST, 32.21 FEET; THENCE NORTH 39°57'04" WEST, 36.81 FEET; THENCE NORTH 65°49'22" WEST, 46.16 FEET; THENCE NORTH 85°45'29" WEST, 30.78 FEET; THENCE NORTH 78°15'26" WEST, 51.39 FEET; THENCE NORTH 26°11'55" WEST, 48.74 FEET; THENCE NORTH 51°41'11" EAST, 53.24 FEET; THENCE NORTH 35°41'31" EAST, 44.07 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.98 FEET, AN ARC DISTANCE OF 28.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°02'48" WEST, 28.96 FEET; THENCE NORTH 36°54'40" WEST, 9.56 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.55 FEET, AN ARC DISTANCE OF 56.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°24'03" WEST, 56.25 FEET; THENCE NORTH 78°37'02" WEST, 45.77 FEET; THENCE SOUTH 78°18'44" WEST, 78.11 FEET; THENCE NORTH 61°44'12" WEST, 19.59 FEET; THENCE SOUTH 07°14'11" WEST, 43.55 FEET; THENCE SOUTH 69°58'22" WEST, 38.43 FEET; THENCE NORTH 84°56'42" WEST, 73.71 FEET; THENCE NORTH 42°01'43" WEST, 35.93 FEET; THENCE SOUTH 69°12'37" WEST, 51.81 FEET; THENCE SOUTH 67°47'53" WEST, 32.75 FEET;

FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°50'01" WEST, 35.40 FEET; THENCE SOUTH 75°05'20" WEST, 27.24 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 269.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°55'12" EAST, 265.76 FEET; THENCE SOUTH 31°29'53" EAST, 54.58 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 1194.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°59'19" WEST, 814.71 FEET; THENCE NORTH 45°27'07" WEST, 233.34 FEET; THENCE NORTH 46°17'58" WEST, 120.80 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1041.74 FEET, AN ARC DISTANCE OF 206.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°34'29" WEST, 205.96 FEET; THENCE NORTH 39°19'39" WEST, 329.70 FEET; THENCE SOUTH 83°51'34" WEST, 387.29 FEET; THENCE SOUTH 86°14'23" WEST, 408.03 FEET; THENCE SOUTH 65°37'58" WEST, 188.43 FEET; THENCE SOUTH 49°33'27" WEST, 248.40 FEET; THENCE SOUTH 39°39'14" WEST, 105.76 FEET; THENCE SOUTH 54°43'14" WEST, 78.70 FEET; THENCE SOUTH 62°26'43" WEST, 111.37 FEET; THENCE SOUTH 73°37'25" WEST, 74.92 FEET; THENCE SOUTH 79°47'55" WEST, 56.91 FEET; THENCE SOUTH 67°41'18" WEST, 169.66 FEET; THENCE SOUTH 54°15'34" WEST, 104.21 FEET; THENCE SOUTH 66°18'47" WEST, 186.72 FEET; THENCE SOUTH 22°19'09" WEST, 59.84 FEET; THENCE SOUTH 66°22'14" WEST, 12.52 FEET; THENCE SOUTH 73°36'38" WEST, 17.72 FEET; THENCE SOUTH 78°41'24" WEST, 35.69 FEET; THENCE SOUTH 78°21'59" WEST, 34.71 FEET; THENCE NORTH 86°43'04" WEST, 43.30 FEET; THENCE NORTH 74°31'42" WEST, 72.88 FEET; THENCE SOUTH 85°59'22" WEST, 36.43 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 17.00 FEET, AN ARC DISTANCE OF 8.67 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°23'02" WEST, 8.57 FEET; THENCE SOUTH 56°46'43" WEST, 171.47 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 48.00 FEET, AN ARC DISTANCE OF 102.30 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°09'52" WEST, 84.01 FEET; THENCE NORTH 01°06'27" WEST, 322.22 FEET; THENCE NORTH 13°52'52" WEST, 65.90 FEET; THENCE SOUTH 78°58'15" EAST, 22.00 FEET; THENCE NORTH 27°44'20" EAST, 58.44 FEET; THENCE SOUTH 20°23'31" EAST, 20.83 FEET; THENCE NORTH 71°44'41" EAST, 44.14 FEET; THENCE NORTH 01°26'06" EAST, 76.10 FEET; THENCE NORTH 46°58'17" EAST, 19.53 FEET; THENCE SOUTH 85°10'34" EAST, 51.97 FEET; THENCE SOUTH 40°31'09" EAST, 120.38 FEET; THENCE SOUTH 88°12'49" EAST, 41.67 FEET; THENCE NORTH 01°11'31" EAST, 32.93 FEET; THENCE SOUTH 70°21'28" EAST, 67.44 FEET; THENCE NORTH 12°53'57" WEST, 55.53 FEET; THENCE NORTH 42°18'15" WEST, 33.18 FEET; THENCE NORTH 02°46'44" EAST, 46.51 FEET; THENCE NORTH 65°04'58" EAST, 34.17 FEET; THENCE NORTH 40°02'45" WEST, 21.95 FEET; THENCE NORTH 54°11'39" WEST, 56.16 FEET; THENCE NORTH 77°05'52" EAST, 43.82 FEET; THENCE NORTH 68°19'57" EAST, 46.77 FEET; THENCE SOUTH 09°00'32" WEST, 22.92 FEET; THENCE SOUTH 80°02'32" EAST, 30.23 FEET; THENCE NORTH 87°58'05" EAST, 16.39 FEET; THENCE SOUTH 82°05'06" EAST, 77.08 FEET; THENCE NORTH 68°10'32" EAST, 30.53 FEET; THENCE NORTH 03°18'41" WEST, 63.31 FEET; THENCE NORTH 23°17'03" WEST, 12.48 FEET; THENCE NORTH 21°29'26" WEST, 41.76 FEET; THENCE NORTH 08°47'51" EAST, 43.24 FEET; THENCE NORTH 51°29'28" EAST, 55.02 FEET; THENCE SOUTH 19°06'01" EAST, 130.99 FEET; THENCE SOUTH 66°12'14" EAST, 8.36 FEET; THENCE NORTH 48°55'27" EAST, 66.34 FEET; THENCE SOUTH 00°43'09" EAST, 73.18 FEET; THENCE NORTH 71°57'09" EAST, 39.67 FEET; THENCE SOUTH 43°39'28" EAST, 64.51 FEET; THENCE NORTH 61°28'09" EAST, 231.33 FEET; THENCE NORTH 10°37'03" EAST, 19.09 FEET; THENCE NORTH 38°16'52" EAST, 68.58 FEET; THENCE

SOUTH 52°38'35" EAST, 44.61 FEET; THENCE NORTH 81°49'12" EAST, 71.82 FEET; THENCE NORTH 30°02'37" EAST, 39.63 FEET; THENCE SOUTH 38°22'28" EAST, 32.31 FEET; THENCE NORTH 62°31'08" EAST, 31.21 FEET; THENCE NORTH 52°46'07" EAST, 37.85 FEET; THENCE NORTH 42°40'47" EAST, 58.44 FEET; THENCE NORTH 31°18'01" EAST, 2.29 FEET; THENCE NORTH 36°52'29" WEST, 13.68 FEET; THENCE NORTH 10°26'01" WEST, 49.40 FEET; THENCE SOUTH 78°37'22" WEST, 36.17 FEET; THENCE NORTH 34°41'19" WEST, 39.20 FEET; THENCE NORTH 56°38'50" EAST, 114.33 FEET; THENCE NORTH 24°33'48" EAST, 23.44 FEET; THENCE NORTH 33°41'01" EAST, 50.78 FEET; THENCE NORTH 89°06'13" EAST, 17.71 FEET; THENCE NORTH 20°38'28" EAST, 54.87 FEET; THENCE SOUTH 48°45'54" EAST, 29.25 FEET; THENCE SOUTH 89°35'17" EAST, 40.20 FEET; THENCE SOUTH 79°26'57" EAST, 38.98 FEET; THENCE SOUTH 65°57'38" EAST, 18.57 FEET; THENCE NORTH 80°19'59" EAST, 24.51 FEET; THENCE NORTH 77°12'08" EAST, 16.18 FEET; THENCE NORTH 43°40'37" EAST, 30.19 FEET; THENCE NORTH 65°26'29" EAST, 79.49 FEET; THENCE NORTH 50°06'33" EAST, 56.74 FEET; THENCE NORTH 76°21'13" EAST, 64.03 FEET; THENCE NORTH 73°13'29" EAST, 40.58 FEET; THENCE NORTH 89°31'59" EAST, 57.04 FEET; THENCE SOUTH 69°06'20" EAST, 23.03 FEET; THENCE NORTH 78°35'24" EAST, 60.35 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 390.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°42'03" EAST, 382.64 FEET; THENCE NORTH 52°31'34" EAST, 11.18 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 185.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°37'52" EAST, 177.78 FEET; THENCE NORTH 03°15'50" WEST, 19.37 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 100.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°05'59" WEST, 87.23 FEET; THENCE SOUTH 71°47'44" WEST, 40.17 FEET; THENCE SOUTH 76°34'46" WEST, 139.62 FEET; THENCE SOUTH 16°15'16" WEST, 34.42 FEET; THENCE SOUTH 20°39'17" EAST, 35.77 FEET; THENCE SOUTH 58°11'32" EAST, 52.50 FEET; THENCE NORTH 88°31'42" WEST, 25.66 FEET; THENCE SOUTH 77°50'21" WEST, 57.93 FEET; THENCE SOUTH 79°06'30" WEST, 38.09 FEET; THENCE SOUTH 55°27'06" WEST, 51.87 FEET; THENCE SOUTH 57°00'00" WEST, 25.49 FEET; THENCE NORTH 50°34'14" WEST, 64.88 FEET; THENCE NORTH 18°35'54" WEST, 31.15 FEET; THENCE NORTH 48°28'12" WEST, 39.64 FEET; THENCE NORTH 77°37'22" WEST, 35.85 FEET; THENCE NORTH 64°58'26" WEST, 24.49 FEET; THENCE SOUTH 59°38'28" WEST, 25.33 FEET; THENCE SOUTH 34°45'41" WEST, 90.42 FEET; THENCE NORTH 30°30'58" WEST, 91.85 FEET; THENCE NORTH 39°37'55" WEST, 63.52 FEET; THENCE NORTH 31°29'44" EAST, 56.36 FEET; THENCE NORTH 89°52'17" WEST, 14.25 FEET; THENCE NORTH 07°24'57" WEST, 100.26 FEET; THENCE NORTH 57°32'02" EAST, 56.24 FEET; THENCE NORTH 27°28'53" WEST, 61.96 FEET; THENCE NORTH 28°56'49" WEST, 34.43 FEET; THENCE NORTH 15°14'26" WEST, 42.08 FEET; THENCE NORTH 20°07'02" WEST, 20.70 FEET; THENCE NORTH 58°36'49" EAST, 68.46 FEET; THENCE NORTH 41°04'16" EAST, 27.35 FEET; THENCE SOUTH 88°23'49" EAST, 27.56 FEET; THENCE NORTH 55°02'43" EAST, 48.78 FEET; THENCE NORTH 29°14'06" EAST, 20.66 FEET; THENCE SOUTH 55°54'06" EAST, 37.52 FEET; THENCE SOUTH 87°16'01" EAST, 46.37 FEET; THENCE SOUTH 64°49'42" EAST, 35.09 FEET; THENCE NORTH 47°09'42" EAST, 18.26 FEET; THENCE SOUTH 73°18'28" EAST, 33.18 FEET; THENCE SOUTH 74°45'39" EAST, 61.27 FEET; THENCE SOUTH 52°02'53" EAST, 32.92 FEET; THENCE SOUTH 32°51'37" EAST, 34.47 FEET; THENCE SOUTH 44°24'47" EAST, 8.66 FEET; THENCE NORTH 74°25'44" EAST, 117.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 195.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°34'47" EAST, 193.16 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 63.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°38'50"

EAST, 63.40 FEET; THENCE NORTH 01°27'21" WEST, 60.75 FEET; THENCE NORTH 75°39'27" EAST, 18.58 FEET; THENCE NORTH 22°56'59" EAST, 54.37 FEET; THENCE NORTH 59°52'48" EAST, 29.24 FEET; THENCE SOUTH 63°48'09" EAST, 42.32 FEET; THENCE SOUTH 40°06'43" EAST, 33.75 FEET; THENCE SOUTH 80°06'21" EAST, 16.55 FEET; THENCE NORTH 42°55'39" EAST, 25.67 FEET; THENCE SOUTH 33°02'54" EAST, 60.16 FEET; THENCE SOUTH 08°27'00" EAST, 35.99 FEET; THENCE SOUTH 04°20'20" WEST, 111.15 FEET; THENCE SOUTH 57°53'04" EAST, 13.66 FEET; THENCE NORTH 58°36'14" EAST, 23.36 FEET; THENCE SOUTH 79°28'56" EAST, 12.17 FEET; THENCE SOUTH 83°05'29" EAST, 74.64 FEET; THENCE SOUTH 57°43'38" WEST, 26.32 FEET; THENCE SOUTH 10°15'06" WEST, 48.83 FEET; THENCE SOUTH 38°24'56" EAST, 31.23 FEET; THENCE SOUTH 39°44'54" EAST, 59.61 FEET; THENCE NORTH 60°50'34" WEST, 51.64 FEET; THENCE NORTH 54°31'49" WEST, 71.55 FEET; THENCE SOUTH 81°39'34" WEST, 24.38 FEET; THENCE SOUTH 61°54'36" WEST, 7.74 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 159.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°37'09" EAST, 158.69 FEET TO A POINT ON A CURVE; THENCE SOUTH 03°15'50" EAST, 19.93 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 496.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°37'52" WEST, 477.21 FEET; THENCE SOUTH 52°31'34" WEST, 11.69 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 66.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°46'37" WEST, 66.65 FEET; THENCE SOUTH 11°39'00" EAST, 20.53 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 790.13 FEET, AN ARC DISTANCE OF 16.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°52'44" EAST, 16.88 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1312.29 FEET, AN ARC DISTANCE OF 69.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°44'25" EAST, 69.92 FEET; THENCE SOUTH 82°02'39" EAST, 29.19 FEET; THENCE NORTH 16°22'12" EAST, 18.25 FEET; THENCE NORTH 54°19'42" EAST, 19.33 FEET; THENCE NORTH 81°51'49" EAST, 40.64 FEET; THENCE NORTH 81°32'54" EAST, 49.08 FEET; THENCE NORTH 13°42'40" EAST, A DISTANCE OF 22.56 FEET; THENCE NORTH 68°04'07" EAST, 30.12 FEET; THENCE NORTH 23°09'23" EAST, 69.93 FEET; THENCE NORTH 60°58'32" WEST, 39.27 FEET; THENCE NORTH 19°38'11" EAST, 58.01 FEET; THENCE NORTH 13°11'20" EAST, 6.41 FEET; THENCE NORTH 09°04'33" EAST, A DISTANCE OF 75.48 FEET; THENCE NORTH 16°10'56" WEST, 35.58 FEET; THENCE NORTH 25°49'21" EAST, 51.72 FEET; THENCE NORTH 20°02'12" EAST, 64.13 FEET; THENCE SOUTH 37°30'46" EAST, 30.33 FEET; THENCE NORTH 50°43'13" EAST, 34.76 FEET; THENCE NORTH 76°17'01" EAST, A DISTANCE OF 96.34 FEET; THENCE NORTH 81°07'12" EAST, 75.69 FEET; THENCE NORTH 51°41'54" WEST, 42.94 FEET; THENCE NORTH 50°29'08" EAST, 72.77 FEET; THENCE NORTH 00°52'21" WEST, 56.08 FEET; THENCE NORTH 24°30'14" WEST, 50.64 FEET; THENCE NORTH 35°18'43" WEST, A DISTANCE OF 36.07 FEET; THENCE NORTH 03°38'17" EAST, 29.47 FEET; THENCE NORTH 13°07'23" WEST, 35.35 FEET; THENCE NORTH 53°21'24" WEST, 27.21 FEET; THENCE SOUTH 57°35'51" WEST, 72.29 FEET; THENCE NORTH 05°43'37" WEST, 110.38 FEET; THENCE NORTH 17°20'48" WEST, A DISTANCE OF 39.69 FEET; THENCE NORTH 82°28'23" WEST, 20.92 FEET; THENCE NORTH 06°24'08" EAST, 22.59 FEET; THENCE NORTH 54°34'37" WEST, 38.08 FEET; THENCE NORTH 27°07'19" WEST, 23.05 FEET; THENCE NORTH 38°58'06" EAST, 31.31 FEET; THENCE NORTH 56°27'16" EAST, 21.88 FEET; THENCE NORTH 46°17'20" EAST, 45.90 FEET; THENCE NORTH 83°30'21" EAST, A DISTANCE OF 26.42 FEET; THENCE SOUTH 61°06'15" EAST, 28.05 FEET; THENCE NORTH 74°12'36" EAST, 23.65 FEET; THENCE SOUTH 84°02'56" EAST, 24.59 FEET; THENCE NORTH 55°00'05" EAST, 59.28 FEET; THENCE NORTH 14°26'38" EAST, 335.62 FEET; THENCE NORTH 11°01'51" WEST, A DISTANCE OF 23.95 FEET; THENCE NORTH 14°17'53" WEST,

25.78 FEET; THENCE NORTH 20°37'57" WEST, 21.24 FEET; THENCE NORTH 15°19'10" WEST, 27.87 FEET; THENCE NORTH 18°41'17" WEST, 57.20 FEET; THENCE NORTH 12°39'03" WEST, 165.25 FEET; THENCE NORTH 87°13'49" WEST, 21.97 FEET; THENCE SOUTH 52°16'01" WEST, 40.52 FEET; THENCE SOUTH 74°46'15" WEST, 23.14 FEET; THENCE NORTH 66°33'31" WEST, A DISTANCE OF 18.65 FEET; THENCE NORTH 39°05'04" WEST, 22.08 FEET; THENCE NORTH 54°25'29" WEST, 27.26 FEET; THENCE NORTH 06°49'20" EAST, 43.24 FEET; THENCE NORTH 02°10'59" WEST, 66.84 FEET; THENCE NORTH 44°42'03" EAST, 41.82 FEET; THENCE SOUTH 80°03'44" EAST, 30.92 FEET; THENCE NORTH 66°36'24" EAST, 20.31 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1684.68 FEET, AN ARC DISTANCE OF 52.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°54'03" EAST, 52.90 FEET; THENCE NORTH 21°28'45" WEST, 49.73 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 95.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°52'11" EAST, 94.39 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1160.00 FEET, AN ARC DISTANCE OF 217.73 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°54'47" EAST, 217.41 FEET; THENCE SOUTH 26°14'09" EAST, 16.28 FEET; THENCE NORTH 83°46'22" EAST, 22.12 FEET; THENCE NORTH 23°37'51" EAST, 76.01 FEET; THENCE NORTH 26°04'03" EAST, 39.87 FEET; THENCE NORTH 12°55'23" WEST, 31.20 FEET; THENCE SOUTH 66°10'06" EAST, 18.63 FEET; THENCE SOUTH 64°35'14" EAST, 19.52 FEET; THENCE NORTH 23°30'24" EAST, 38.97 FEET; THENCE SOUTH 82°14'43" EAST, 30.28 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 810.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°22'35" WEST, 766.78 FEET; THENCE SOUTH 76°56'28" WEST, 527.44 FEET; THENCE SOUTH 13°03'32" EAST, 103.15 FEET; THENCE SOUTH 32°59'17" WEST, 91.18 FEET; THENCE SOUTH 64°55'56" WEST, 183.72 FEET; THENCE SOUTH 58°07'51" WEST, 93.88 FEET; THENCE NORTH 71°29'22" WEST, 76.57 FEET; THENCE NORTH 77°42'56" WEST, 32.46 FEET; THENCE SOUTH 50°41'29" WEST, 300.09 FEET; THENCE SOUTH 66°14'00" WEST, 139.60 FEET; THENCE SOUTH 46°28'00" WEST, 60.87 FEET; THENCE SOUTH 26°41'59" WEST, 200.14 FEET; THENCE SOUTH 35°51'46" WEST, 146.50 FEET; THENCE SOUTH 45°01'33" WEST, 200.32 FEET; THENCE SOUTH 59°55'26" WEST, 197.51 FEET; THENCE SOUTH 75°49'41" WEST, 103.16 FEET; THENCE SOUTH 53°48'25" WEST, 66.41 FEET; THENCE SOUTH 64°36'09" WEST, 59.33 FEET; THENCE SOUTH 72°39'57" WEST, 59.84 FEET; THENCE SOUTH 74°39'31" WEST, 52.35 FEET; THENCE SOUTH 79°23'32" WEST, 56.75 FEET; THENCE SOUTH 70°16'59" WEST, 63.01 FEET; THENCE SOUTH 56°47'27" WEST, 70.15 FEET; THENCE SOUTH 47°54'07" WEST, 18.05 FEET; THENCE SOUTH 35°04'32" WEST, 13.52 FEET; THENCE SOUTH 44°26'45" WEST, 18.93 FEET; THENCE SOUTH 49°23'33" WEST, 22.56 FEET; THENCE SOUTH 50°04'08" WEST, 10.63 FEET; THENCE SOUTH 51°10'03" WEST, 43.29 FEET; THENCE SOUTH 52°34'35" WEST, 25.85 FEET; THENCE SOUTH 54°04'51" WEST, 47.89 FEET; THENCE SOUTH 55°30'07" WEST, 21.89 FEET; THENCE SOUTH 56°26'21" WEST, 52.19 FEET; THENCE SOUTH 58°39'41" WEST, 73.42 FEET; THENCE SOUTH 51°40'32" WEST, 50.52 FEET; THENCE SOUTH 50°51'58" WEST, 28.49 FEET; THENCE SOUTH 47°35'03" WEST, 21.86 FEET; THENCE SOUTH 36°10'24" WEST, 172.72 FEET TO THE POINT OF BEGINNING.

PARCEL 2A CONTAINING 532.20 ACRES, MORE OR LESS;

LESS AND EXCEPT

EXCEPTION NO. 1

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00°50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1638.96 FEET; THENCE CONTINUE NORTH 00°50'08" WEST, ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1063.63 FEET TO THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00°48'41" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 377.21 FEET TO AN INTERSECTION WITH A LINE LYING 10.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED 8-15-2002); THENCE NORTH 51°03'28" EAST, ALONG LAST SAID LINE, 4431.39 FEET; THENCE SOUTH 38°56'32" EAST, 608.77 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1609.04 FEET, AN ARC DISTANCE OF 463.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°15'58" EAST, 462.29 FEET; THENCE SOUTH 21°15'40" EAST, 120.17 FEET; THENCE SOUTH 73°05'18" WEST, 116.34 FEET; THENCE SOUTH 76°10'34" WEST, 67.91 FEET; THENCE SOUTH 47°10'07" WEST, 51.81 FEET; THENCE SOUTH 46°42'30" WEST, 44.81 FEET; THENCE SOUTH 54°57'53" WEST, 47.29 FEET; THENCE SOUTH 28°17'41" EAST, 46.20 FEET; THENCE SOUTH 10°39'57" WEST, 55.71 FEET; THENCE SOUTH 23°05'34" EAST, 37.42 FEET; THENCE SOUTH 07°38'19" WEST, 45.40 FEET; THENCE SOUTH 13°24'52" WEST, 54.07 FEET; THENCE SOUTH 02°34'12" WEST, 56.64 FEET; THENCE SOUTH 05°07'56" WEST, 12.56 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1272.35 FEET, AN ARC DISTANCE OF 280.58 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°45'44" WEST, 280.01 FEET; THENCE NORTH 87°05'12" WEST, 11.29 FEET; THENCE NORTH 19°20'22" WEST, 68.56 FEET; THENCE NORTH 59°53'36" WEST, 51.40 FEET; THENCE SOUTH 62°50'47" WEST, 38.08 FEET; THENCE SOUTH 84°44'55" WEST, 9.35 FEET; THENCE NORTH 74°47'52" WEST, 50.36 FEET; THENCE NORTH 64°20'15" WEST, 57.18 FEET; THENCE NORTH 35°22'15" WEST, 198.79 FEET; THENCE NORTH 05°11'45" EAST, 72.05 FEET; THENCE NORTH 44°42'34" EAST, 875.43 FEET TO THE POINT OF BEGINNING.

EXCEPTION NO. 1 CONTAINING 10.60 ACRES, MORE OR LESS.

FURTHER LESS AND EXCEPT

EXCEPTION NO. 2

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 15, A DISTANCE OF 5368.24 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 00°57'01" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 5365.34 FEET TO THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 00°55'25" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 10, A DISTANCE OF 860.39 FEET; THENCE SOUTH 89°04'35" WEST, 459.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°35'52" WEST, 116.25 FEET; THENCE NORTH 68°27'34" WEST, 61.82 FEET; THENCE SOUTH 78°55'04" WEST, 63.26 FEET; THENCE NORTH 71°01'11" WEST, 50.55 FEET; THENCE NORTH 68°52'33" WEST, 53.34 FEET; THENCE NORTH 30°31'41" WEST, 38.39 FEET; THENCE SOUTH 83°27'34" WEST, 31.46 FEET; THENCE SOUTH 66°34'36" WEST, 45.04 FEET; THENCE SOUTH 62°53'24" WEST, 75.65 FEET; THENCE NORTH 28°40'41" WEST, 32.48 FEET; THENCE NORTH 42°20'57" WEST, 47.30 FEET; THENCE NORTH 65°45'24" WEST, 36.32 FEET; THENCE NORTH 06°43'41" EAST, 54.08 FEET; THENCE NORTH 40°49'29" EAST, 47.80 FEET; THENCE NORTH 03°50'21" WEST, 32.50 FEET; THENCE NORTH 74°25'28" WEST, 40.69 FEET; THENCE NORTH 83°13'17" WEST, 29.49 FEET; THENCE SOUTH 89°52'21" WEST, 83.68 FEET; THENCE NORTH 33°34'43" WEST, 59.14 FEET; THENCE NORTH 70°50'40" WEST, 57.87 FEET; THENCE NORTH 81°40'25" WEST, 38.44 FEET; THENCE SOUTH 82°03'24" WEST, 41.84 FEET; THENCE SOUTH 35°29'37" WEST, 54.17 FEET; THENCE NORTH 83°48'39" WEST, 61.83 FEET; THENCE NORTH 27°48'28" WEST, 46.64 FEET; THENCE NORTH 52°48'33" WEST, 50.11 FEET; THENCE SOUTH 45°32'37" WEST, 25.64 FEET; THENCE SOUTH 25°34'43" EAST, 35.59 FEET; THENCE SOUTH 25°14'52" WEST, 38.21 FEET; THENCE SOUTH 24°14'11" WEST, 52.72 FEET; THENCE SOUTH 06°04'52" WEST, 59.22 FEET; THENCE SOUTH 22°50'27" WEST, 61.14 FEET; THENCE SOUTH 54°59'32" WEST, 76.93 FEET; THENCE SOUTH 48°05'07" WEST, 70.52 FEET; THENCE SOUTH 80°43'17" WEST, 42.83 FEET; THENCE SOUTH 71°41'15" WEST, 49.86 FEET; THENCE NORTH 86°27'44" WEST, 41.24 FEET; THENCE NORTH 60°46'08" WEST, 23.85 FEET; THENCE SOUTH 19°24'18" WEST, 30.71 FEET; THENCE SOUTH 22°06'50" EAST, 32.04 FEET; THENCE SOUTH 31°07'02" EAST, 113.00 FEET; THENCE SOUTH 56°45'21" EAST, 38.92 FEET; THENCE SOUTH 57°29'01" EAST, 39.91 FEET; THENCE NORTH 32°45'26" EAST, 28.92 FEET; THENCE NORTH 22°47'34" WEST, 33.12 FEET; THENCE NORTH 51°13'48" EAST, 61.19 FEET; THENCE NORTH 76°05'04" EAST, 84.88 FEET; THENCE SOUTH 72°29'57" EAST, 83.40 FEET; THENCE SOUTH 55°38'16" EAST, 37.30 FEET; THENCE NORTH 70°12'10" EAST, 64.95 FEET; THENCE SOUTH 17°43'11" EAST, 84.52 FEET; THENCE SOUTH 09°20'07" EAST, 45.31 FEET; THENCE SOUTH 14°58'08" WEST, 6.83 FEET; THENCE

SOUTH 42°50'49" WEST, 25.78 FEET; THENCE SOUTH 60°42'57" WEST, 213.00 FEET; THENCE SOUTH 74°53'38" WEST, 189.70 FEET; THENCE NORTH 82°14'43" WEST, 48.73 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 519.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°54'48" WEST, 510.28 FEET; THENCE NORTH 05°58'43" WEST, 184.43 FEET; THENCE NORTH 52°36'52" EAST, 13.24 FEET; THENCE SOUTH 86°21'56" EAST, 29.66 FEET; THENCE NORTH 65°59'28" EAST, 33.53 FEET; THENCE NORTH 19°27'52" EAST, 48.82 FEET; THENCE NORTH 32°14'49" EAST, 48.71 FEET; THENCE NORTH 89°28'13" EAST, 21.74 FEET; THENCE SOUTH 83°16'27" EAST, 45.51 FEET; THENCE NORTH 20°11'21" EAST, 34.30 FEET; THENCE NORTH 45°35'44" EAST, 46.60 FEET; THENCE NORTH 81°04'20" EAST, 55.78 FEET; THENCE NORTH 87°00'34" EAST, 57.67 FEET; THENCE NORTH 83°52'39" EAST, 27.36 FEET; THENCE NORTH 09°44'02" EAST, 59.17 FEET; THENCE NORTH 11°08'47" WEST, 48.88 FEET; THENCE NORTH 00°56'48" EAST, 135.68 FEET; THENCE SOUTH 89°08'35" EAST, 177.99 FEET; THENCE NORTH 89°53'25" EAST, 108.14 FEET; THENCE NORTH 85°03'50" EAST, 0.29 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 155.21 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND NORTH 72°41'23" EAST, 154.01 FEET; THENCE SOUTH 79°30'03" EAST, 21.56 FEET; THENCE NORTH 71°53'31" EAST, 29.66 FEET; THENCE SOUTH 74°59'41" EAST, 73.71 FEET; THENCE SOUTH 06°50'36" EAST, 32.40 FEET; THENCE SOUTH 75°49'08" EAST, 53.24 FEET; THENCE NORTH 55°20'00" EAST, 41.65 FEET; THENCE SOUTH 83°05'32" EAST, 52.07 FEET; THENCE NORTH 84°41'09" EAST, 28.55 FEET; THENCE SOUTH 55°36'34" EAST, 30.87 FEET; THENCE SOUTH 37°53'24" EAST, 24.99 FEET; THENCE SOUTH 09°06'56" WEST, 38.84 FEET; THENCE SOUTH 19°54'24" EAST, 39.84 FEET; THENCE SOUTH 34°32'40" EAST, 78.21 FEET; THENCE SOUTH 16°20'40" EAST, 50.25 FEET; THENCE SOUTH 14°09'30" EAST, 38.17 FEET; THENCE SOUTH 75°56'46" EAST, 53.42 FEET; THENCE NORTH 81°07'30" EAST, 89.00 FEET; THENCE NORTH 75°27'20" EAST, 54.79 FEET; THENCE NORTH 54°17'31" EAST, 84.74 FEET; THENCE NORTH 37°51'20" EAST, 88.70 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 810.00 FEET, AN ARC DISTANCE OF 450.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND SOUTH 28°44'10" EAST, 444.49 FEET TO THE POINT OF BEGINNING.

EXCEPTION NO. 2 CONTAINING 15.18 ACRES, MORE OR LESS.

CONTAINING A NET AREA OF 506.42 ACRES, MORE OR LESS.

PARCEL 2B

A PART OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 5368.24 FEET TO THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 1452.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38°52'20" EAST, 63.31 FEET; THENCE NORTH 44°49'01" EAST, 29.23 FEET; THENCE NORTH 72°40'16" EAST, 67.27 FEET; THENCE NORTH 31°52'40" EAST, 60.76 FEET; THENCE NORTH 47°23'05" EAST, 45.47 FEET; THENCE NORTH 27°58'36" EAST, 45.91 FEET; THENCE NORTH 16°34'20" EAST, 43.08 FEET; THENCE NORTH 24°57'47" WEST, 24.92 FEET; THENCE NORTH 11°25'25" WEST, 30.73 FEET; THENCE NORTH 58°01'14" WEST, 57.11 FEET; THENCE NORTH 20°48'00" WEST, 31.83 FEET; THENCE NORTH 25°19'19" WEST, 17.52 FEET; THENCE NORTH 27°28'18" EAST, 43.75 FEET; THENCE NORTH 29°38'24" EAST, 32.08 FEET; THENCE NORTH 38°42'20" EAST, 55.49 FEET; THENCE NORTH 29°30'32" EAST, 50.21 FEET; THENCE NORTH 31°17'19" EAST, 51.79 FEET; THENCE NORTH 16°13'46" EAST, 73.70 FEET; THENCE NORTH 36°14'59" EAST, 60.35 FEET; THENCE NORTH 10°42'59" WEST, 46.27 FEET; THENCE NORTH 24°30'16" EAST, 51.08 FEET; THENCE NORTH 31°31'17" EAST, 52.49 FEET; THENCE NORTH 24°27'12" EAST, 57.13 FEET; THENCE NORTH 09°17'16" EAST, 43.91 FEET; THENCE NORTH 35°50'56" EAST, 65.53 FEET; THENCE NORTH 37°49'46" EAST, 56.93 FEET; THENCE NORTH 35°51'39" EAST, 65.21 FEET; THENCE NORTH 25°25'00" EAST, 67.87 FEET; THENCE NORTH 20°43'13" EAST, 56.18 FEET; THENCE NORTH 20°57'34" EAST, 43.73 FEET; THENCE NORTH 18°56'29" EAST, 84.00 FEET; THENCE NORTH 04°21'18" EAST, 56.75 FEET; THENCE NORTH 00°50'31" EAST, 55.67 FEET; THENCE NORTH 10°18'42" WEST, 96.88 FEET; THENCE NORTH 32°02'28" WEST, 44.24 FEET; THENCE NORTH 16°26'19" WEST, 52.99 FEET; THENCE NORTH 81°56'46" WEST, 28.51 FEET; THENCE SOUTH 47°17'31" WEST, 18.92 FEET; THENCE NORTH 19°27'13" WEST, 65.20 FEET; THENCE NORTH 06°16'44" WEST, 65.64 FEET; THENCE NORTH 16°19'52" EAST, 41.76 FEET; THENCE NORTH 13°34'44" EAST, 67.74 FEET; THENCE NORTH 73°59'20" EAST, 42.49 FEET; THENCE NORTH 71°20'10" EAST, 24.86 FEET; THENCE NORTH 11°39'48" EAST, 38.46 FEET; THENCE NORTH 27°08'14" EAST, 29.69 FEET; THENCE NORTH 59°10'02" EAST, 66.97 FEET; THENCE NORTH 42°10'40" EAST, 37.90 FEET; THENCE NORTH 25°49'19" EAST, 63.54 FEET; THENCE NORTH 54°00'30" EAST, 76.36 FEET; THENCE NORTH 54°28'53" EAST, 58.75 FEET; THENCE NORTH 58°54'45" EAST, 63.95 FEET; THENCE NORTH 67°08'02" EAST, 61.51 FEET; THENCE NORTH 63°47'19" EAST, 47.37 FEET; THENCE NORTH 16°05'47" WEST, 52.45 FEET TO A POINT ON CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AN ARC DISTANCE OF 86.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°14'37" WEST, 85.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET

AN ARC DISTANCE OF 24.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°24'34" WEST, 24.49 FEET; THENCE SOUTH 84°45'13" EAST, 123.11 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 253.51 FEET AN ARC DISTANCE OF 65.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°30'37" EAST, 65.27 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5219.76 FEET AN ARC DISTANCE OF 54.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°12'27" EAST, 54.79 FEET; THENCE SOUTH 15°25'27" EAST, 9.06 FEET; THENCE SOUTH 16°05'47" EAST, 11.06 FEET; THENCE NORTH 79°00'30" EAST, 9.82 FEET; THENCE NORTH 22°05'15" EAST, 4.95 FEET; THENCE NORTH 38°33'48" EAST, 22.76 FEET; THENCE SOUTH 69°14'40" EAST, 41.30 FEET; THENCE NORTH 36°54'33" EAST, 32.11 FEET; THENCE NORTH 36°54'33" EAST, 10.08 FEET; THENCE SOUTH 74°16'50" EAST, 63.77 FEET; THENCE NORTH 63°07'36" EAST, 39.30 FEET; THENCE SOUTH 85°46'42" EAST, 70.32 FEET; THENCE NORTH 88°29'35" EAST, 59.24 FEET; THENCE SOUTH 73°10'56" EAST, 38.89 FEET; THENCE SOUTH 51°37'55" EAST, 42.97 FEET; THENCE SOUTH 49°09'17" EAST, 42.27 FEET; THENCE SOUTH 55°48'05" EAST, 37.32 FEET; THENCE SOUTH 48°21'48" EAST, 53.12 FEET; THENCE SOUTH 30°59'06" EAST, 14.17 FEET; THENCE SOUTH 30°59'06" EAST, 33.48 FEET; THENCE SOUTH 42°11'29" EAST, 55.26 FEET; THENCE SOUTH 38°14'08" EAST, 45.52 FEET; THENCE SOUTH 61°55'29" EAST, 45.96 FEET; THENCE SOUTH 61°55'29" EAST, 6.34 FEET; THENCE SOUTH 81°37'54" EAST, 45.38 FEET; THENCE SOUTH 14°57'13" EAST, 45.09 FEET; THENCE SOUTH 61°46'14" EAST, 51.00 FEET; THENCE SOUTH 80°16'21" EAST, 67.20 FEET; THENCE SOUTH 03°38'29" WEST, 40.24 FEET; THENCE SOUTH 69°18'10" EAST, 30.62 FEET; THENCE SOUTH 53°03'52" EAST, 79.78 FEET; THENCE SOUTH 81°23'48" EAST, 34.53 FEET; THENCE SOUTH 84°33'05" EAST, 37.16 FEET; THENCE SOUTH 66°22'32" EAST, 55.47 FEET; THENCE SOUTH 41°22'04" EAST, 42.68 FEET; THENCE SOUTH 45°03'34" EAST, 51.19 FEET; THENCE SOUTH 66°17'21" EAST, 40.33 FEET; THENCE SOUTH 82°51'42" EAST, 34.58 FEET; THENCE SOUTH 72°23'02" EAST, 54.68 FEET; THENCE SOUTH 69°02'07" EAST, 49.58 FEET; THENCE SOUTH 38°09'54" EAST, 61.47 FEET; THENCE SOUTH 72°46'04" EAST, 63.33 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 163.71 FEET, AN ARC DISTANCE OF 60.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°27'26" EAST, 60.61 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AN ARC DISTANCE OF 141.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°33'18" EAST, 138.25 FEET; THENCE NORTH 42°33'03" WEST, 14.67 FEET; THENCE NORTH 53°34'16" WEST, 69.31 FEET; THENCE NORTH 01°52'18" WEST, 26.55 FEET; THENCE NORTH 65°07'30" EAST, 21.80 FEET; THENCE NORTH 32°22'06" EAST, 24.94 FEET; THENCE SOUTH 82°26'27" EAST, 41.28 FEET; THENCE NORTH 87°39'31" EAST, 41.61 FEET; THENCE SOUTH 65°25'23" EAST, 36.82 FEET; THENCE NORTH 65°34'44" EAST, 43.74 FEET; THENCE NORTH 52°32'47" EAST, 54.74 FEET; THENCE NORTH 00°14'56" WEST, 64.46 FEET; THENCE NORTH 72°30'27" EAST, 26.69 FEET; THENCE SOUTH 01°33'55" WEST, 72.47 FEET; THENCE SOUTH 36°58'36" EAST, 42.78 FEET; THENCE SOUTH 10°31'06" WEST, 25.58 FEET; THENCE SOUTH 84°31'21" EAST, 1.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 205.44 FEET, AN ARC DISTANCE OF 87.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF

SOUTH 57°59'28" EAST, 86.39 FEET; THENCE SOUTH 73°26'55" EAST, 17.32 FEET; THENCE SOUTH 69°39'18" EAST, 25.34 FEET; THENCE SOUTH 36°22'40" EAST, 30.55 FEET; THENCE NORTH 87°50'30" EAST, 49.25 FEET; THENCE SOUTH 24°42'36" EAST, 50.10 FEET; THENCE SOUTH 17°29'47" EAST, 53.31 FEET; THENCE SOUTH 68°19'24" WEST, 56.50 FEET; THENCE SOUTH 59°58'07" WEST, 42.09 FEET; THENCE SOUTH 45°52'05" WEST, 37.28 FEET; THENCE SOUTH 89°46'12" EAST, 79.52 FEET; THENCE SOUTH 88°52'34" EAST, 39.46 FEET; THENCE SOUTH 15°58'11" EAST, 36.37 FEET; THENCE SOUTH 01°07'14" EAST, 57.89 FEET; THENCE SOUTH 35°50'16" WEST, 41.38 FEET; THENCE NORTH 79°09'49" WEST, 70.98 FEET; THENCE NORTH 65°15'55" WEST, 50.14 FEET; THENCE NORTH 62°13'06" WEST, 28.14 FEET; THENCE NORTH 49°20'15" WEST, 11.87 FEET; THENCE SOUTH 44°56'46" WEST, 3.24 FEET; THENCE SOUTH 23°47'58" WEST, 2.95 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 257.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°19'48" WEST, 254.20 FEET; THENCE SOUTH 31°44'46" EAST, 47.17 FEET; THENCE SOUTH 14°26'26" WEST, 63.82 FEET; THENCE SOUTH 16°25'57" EAST, 60.80 FEET; THENCE SOUTH 51°39'28" EAST, 68.50 FEET; THENCE SOUTH 01°40'05" WEST, 66.54 FEET; THENCE SOUTH 35°46'56" EAST, 22.96 FEET; THENCE SOUTH 37°46'30" WEST, 34.45 FEET; THENCE SOUTH 34°58'54" WEST, 15.38 FEET; THENCE SOUTH 34°45'23" WEST, 9.50 FEET; THENCE SOUTH 57°41'39" EAST, 33.74 FEET; THENCE SOUTH 30°41'54" WEST, 98.98 FEET; THENCE SOUTH 64°13'04" EAST, 18.04 FEET; THENCE SOUTH 66°51'19" EAST, 17.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 105.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°58'50" EAST, 104.90 FEET; THENCE NORTH 06°14'57" EAST, 110.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AN ARC DISTANCE OF 275.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°29'40" EAST, 263.88 FEET; THENCE NORTH 07°23'47" EAST, 17.48 FEET; THENCE NORTH 39°50'33" EAST, 47.17 FEET; THENCE NORTH 00°48'10" WEST, 14.70 FEET; THENCE NORTH 40°05'10" WEST, 30.64 FEET; THENCE SOUTH 88°56'46" WEST, 27.13 FEET; THENCE NORTH 57°48'27" WEST, 29.57 FEET; THENCE NORTH 17°34'48" EAST, 37.52 FEET; THENCE NORTH 13°52'07" EAST, 55.55 FEET; THENCE NORTH 59°56'06" EAST, 16.61 FEET; THENCE NORTH 01°30'46" EAST, 64.31 FEET; THENCE NORTH 09°22'30" WEST, 96.98 FEET; THENCE NORTH 01°53'34" EAST, 67.76 FEET; THENCE NORTH 08°15'11" WEST, 61.43 FEET; THENCE NORTH 23°45'27" EAST, 31.72 FEET; THENCE NORTH 37°39'48" EAST, 49.28 FEET; THENCE NORTH 14°13'43" WEST, 39.90 FEET; THENCE NORTH 01°12'40" EAST, 31.46 FEET; THENCE NORTH 67°07'05" EAST, 42.81 FEET; THENCE NORTH 00°55'22" WEST, 116.78 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.97 FEET AN ARC DISTANCE OF 308.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°12'30" EAST, 271.93 FEET; THENCE NORTH 10°35'09" WEST, 23.41 FEET; THENCE NORTH 37°47'21" WEST, 131.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 67.95 FEET AN ARC DISTANCE OF 53.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°22'22" WEST, 51.82 FEET; THENCE NORTH 07°01'36" EAST, 76.85 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID

CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 12.01 FEET AN ARC DISTANCE OF 6.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°06'51" WEST, 6.67 FEET; THENCE NORTH 25°15'19" WEST, 49.28 FEET; THENCE NORTH 88°31'52" EAST, 252.15 FEET; THENCE SOUTH 87°42'34" EAST, 125.74 FEET; THENCE SOUTH 01°04'11" EAST, 2363.13 FEET; THENCE SOUTH 89°33'57" WEST, 972.15 FEET; THENCE NORTH 52°31'43" EAST, 16.14 FEET; THENCE NORTH 48°29'24" EAST, 52.45 FEET; THENCE NORTH 07°12'10" EAST, 27.89 FEET; THENCE NORTH 28°43'22" WEST, 30.25 FEET; THENCE NORTH 09°36'38" WEST, 36.42 FEET; THENCE NORTH 04°29'31" EAST, 47.78 FEET; THENCE NORTH 40°49'25" EAST, 39.75 FEET; THENCE NORTH 32°20'46" EAST, 55.71 FEET; THENCE NORTH 09°05'34" EAST, 16.49 FEET; THENCE NORTH 36°55'42" EAST, 30.92 FEET; THENCE NORTH 74°01'00" EAST, 26.05 FEET; THENCE SOUTH 87°01'18" EAST, 2.27 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.00 FEET, AN ARC DISTANCE OF 139.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°21'41" EAST, 136.38 FEET; THENCE NORTH 11°44'18" EAST, 53.88 FEET; THENCE NORTH 55°00'43" WEST, 28.88 FEET; THENCE NORTH 75°57'17" WEST, 23.16 FEET; THENCE NORTH 24°01'13" EAST, 50.44 FEET; THENCE NORTH 37°10'28" WEST, 25.85 FEET; THENCE NORTH 15°21'16" WEST, 50.10 FEET; THENCE NORTH 13°49'06" EAST, 59.85 FEET; THENCE NORTH 44°31'38" EAST, 37.37 FEET; THENCE NORTH 21°32'55" WEST, 45.31 FEET; THENCE NORTH 27°15'55" WEST, 26.02 FEET; THENCE SOUTH 83°17'54" WEST, 26.71 FEET; THENCE NORTH 79°55'45" WEST, 47.06 FEET; THENCE NORTH 45°42'49" WEST, 24.58 FEET; THENCE NORTH 17°46'11" EAST, 18.53 FEET; THENCE NORTH 72°13'49" WEST, 1.81 FEET; THENCE NORTH 62°56'00" WEST, 5.04 FEET; THENCE NORTH 62°29'03" WEST, 1.48 FEET; THENCE NORTH 61°29'02" WEST, 13.04 FEET; THENCE NORTH 59°41'40" WEST, 12.92 FEET; THENCE NORTH 58°05'39" WEST, 10.29 FEET; THENCE NORTH 13°39'22" EAST, 2.51 FEET; THENCE SOUTH 65°10'27" WEST, 24.05 FEET; THENCE SOUTH 29°37'13" EAST, 27.39 FEET; THENCE SOUTH 12°18'32" WEST, 29.70 FEET; THENCE NORTH 71°34'43" WEST, 24.03 FEET; THENCE NORTH 00°43'28" EAST, 64.29 FEET; THENCE SOUTH 45°52'16" WEST, 34.23 FEET; THENCE SOUTH 43°13'52" WEST, 50.03 FEET; THENCE SOUTH 66°52'17" WEST, 35.04 FEET; THENCE SOUTH 84°25'24" WEST, 52.28 FEET; THENCE NORTH 69°34'18" WEST, 25.65 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.00 FEET AN ARC DISTANCE OF 96.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°37'43" EAST, 96.70 FEET; THENCE NORTH 61°20'07" EAST, 20.80 FEET; THENCE SOUTH 20°24'39" EAST, 46.89 FEET; THENCE SOUTH 62°48'20" EAST, 44.79 FEET; THENCE SOUTH 71°16'16" EAST, 36.11 FEET; THENCE SOUTH 53°39'57" EAST, 52.35 FEET; THENCE SOUTH 15°38'11" EAST, 27.11 FEET; THENCE SOUTH 46°09'31" EAST, 18.32 FEET; THENCE SOUTH 04°14'13" EAST, 37.37 FEET; THENCE SOUTH 30°14'14" WEST, 19.95 FEET; THENCE NORTH 46°45'14" WEST, 43.18 FEET; THENCE SOUTH 18°57'47" WEST, 3.54 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 184.42 FEET, AN ARC DISTANCE OF 72.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°28'19" WEST, 72.06 FEET; THENCE SOUTH 25°34'01" EAST, 9.18 FEET; THENCE SOUTH 81°25'46" EAST, 34.58 FEET; THENCE SOUTH 13°32'35" WEST, 113.26 FEET; THENCE SOUTH 25°16'07" WEST, 43.75 FEET; THENCE NORTH 59°19'06" WEST, 52.27 FEET; THENCE NORTH 68°44'34" WEST, 43.03 FEET; THENCE SOUTH 82°04'22" WEST, 45.28 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE

NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 179.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°01'54" WEST, 172.14 FEET; THENCE SOUTH 67°45'29" WEST, 52.13 FEET; THENCE NORTH 43°43'04" WEST, 40.32 FEET; THENCE NORTH 47°03'45" WEST, 56.01 FEET; THENCE NORTH 18°14'57" WEST, 24.66 FEET; THENCE NORTH 34°51'24" EAST, 61.26 FEET; THENCE NORTH 06°45'17" WEST, 36.87 FEET; THENCE NORTH 35°53'18" EAST, 43.77 FEET; THENCE NORTH 42°35'02" WEST, 58.19 FEET; THENCE NORTH 49°17'37" EAST, 36.60 FEET; THENCE NORTH 26°39'46" WEST, 48.82 FEET; THENCE NORTH 51°23'03" WEST, 54.62 FEET; THENCE NORTH 10°32'40" EAST, 33.21 FEET; THENCE NORTH 75°20'57" WEST, 68.57 FEET; THENCE NORTH 57°13'43" WEST, 56.54 FEET; THENCE SOUTH 54°38'07" WEST, 47.24 FEET; THENCE SOUTH 28°58'06" WEST, 42.13 FEET; THENCE SOUTH 16°31'41" WEST, 60.26 FEET; THENCE SOUTH 07°46'28" EAST, 64.09 FEET; THENCE SOUTH 04°40'52" EAST, 65.92 FEET; THENCE SOUTH 13°37'25" EAST, 58.32 FEET; THENCE SOUTH 39°56'16" EAST, 41.18 FEET; THENCE SOUTH 24°54'18" WEST, 33.11 FEET; THENCE NORTH 85°19'22" WEST, 46.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AN ARC DISTANCE OF 207.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°53'04" WEST, 205.88 FEET; THENCE SOUTH 63°05'04" EAST, 39.17 FEET; THENCE SOUTH 03°10'49" EAST, 52.15 FEET; THENCE SOUTH 53°25'01" WEST, 33.32 FEET; THENCE SOUTH 24°10'20" WEST, 41.54 FEET; THENCE SOUTH 19°32'13" EAST, 45.55 FEET; THENCE SOUTH 16°30'55" WEST, 23.00 FEET; THENCE SOUTH 89°33'57" WEST, 1755.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2B CONTAINING 123.80 ACRES, MORE OR LESS.

SAID PARCELS CONTAINING AN OVERALL ACREAGE OF 630.22 ACRES, MORE OR LESS

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

**PETITION TO ESTABLISH THE
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Heartwood 23, LLC, (hereafter "Petitioner"), hereby petitions the St. Johns County Board of County Commissioners pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District (hereafter "District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within St. Johns County, Florida. **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 630.22 acres of land. The site is generally located north of the Twelve Mile Swamp, west of U.S. Highway 1 North, east of I-95 and south of C.R. 210 West. The metes and bounds description of the proposed external boundaries of the District is set forth in **Exhibit 2.**

2. Excluded Parcels. The only parcels within the external boundaries of the proposed District which are to be excluded from the District are various wetland parcels which are undevelopable. The parcels are owned by South Jacksonville Properties, whose address is 1951 NW 19th Street, Suite 200, Boca Raton, Florida 33431. There are no anticipated adverse impacts on the excluded parcels as a result of the establishment of the proposed District.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the boundaries of the proposed District, in accordance with Section 190.005, Florida Statutes (2015). Documentation of this consent is contained in **Exhibit 3.**

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Seth Wise
Address: 401 East Las Olas Blvd., Suite 800
Ft. Lauderdale, Florida 33301

Name: Bruce J. Parker
Address: 401 East Las Olas Blvd., Suite 800
Ft. Lauderdale, Florida 33301

Name: Andrew Meran
Address: 401 East Las Olas Blvd., Suite 800
Ft. Lauderdale, Florida 33301

Name: Blaz Kovacic
Address: 401 East Las Olas Blvd., Suite 800
Ft. Lauderdale, Florida 33301

Name: Aaron Lyman
Address: 401 East Las Olas Blvd., Suite 800
Ft. Lauderdale, Florida 33301

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is Meadow View at Twin Creeks Community Development District.

6. Future Land Uses. The general distribution, location, and extent of the public and private future land uses proposed for the District, in accordance with the future land use plan element of the County's Future Land Use Plan, is identified in **Exhibit 4**, which also includes a map of the master development plan. The proposed land uses for lands contained within the proposed District are consistent with the approved St. Johns County Future Land Use Plan.

7. Major Water and Wastewater Facilities. There are no current major trunk water and sewer interceptions and outfalls in existence.

8. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioner presently expects the District to finance, construct, acquire and/or install, the estimated costs of construction for the facilities, and the anticipated schedule of completion. These facilities will serve the residential development within the District. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Operation and Maintenance Entity. **Exhibit 6** identifies the anticipated entity responsible for the operation and maintenance of the facilities identified in Exhibit 5. In the event the District is unable or unwilling to continue as the owner and entity responsible for the maintenance of the facilities described in Exhibit 5, a property owners' association will assume such rights and obligations. Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

10. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes (2015). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 8** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Jonathan T. Johnson (jonathanj@hgslaw.com)
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, FL 32314

12. This petition to establish the Meadow View at Twin Creeks Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the St. Johns County Comprehensive Plan.

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

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

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

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

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

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2015);

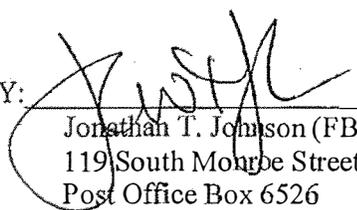
b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 18 day of November, 2015.

HOPPING GREEN & SAMS, P.A.

BY: 

Jonathan T. Johnson (FBN 986460)
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, FL 32314
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)
jonathanj@hgslaw.com (email)

Attorneys for Petitioner

Exhibit 3

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that Heartwood 23, LLC ("Petitioner") intends to submit an application to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of the Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

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

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

[signatures on following page]

Executed this 6th day of November, 2015.

WITNESSES:

HEARTWOOD 23, LLC, a Florida limited liability company

Lisa C. Cathell
Name: Lisa C. Cathell

By: [Signature]
Name: Bruce J Parker
Title: Vice President

Billie Glasser
Name: Billie Glasser

STATE OF FLORIDA,
COUNTY OF BROWARD, to wit:

On this 6th of November, 2015, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Bruce J Parker the V.P. of Heartwood 23, LLC, a Florida limited liability company, and he/she acknowledged the above instrument to be the act of said Developer.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Lisa C. Cathell
Notary Public

LISA C. CATHELL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # EE836783
EXPIRES 9/19/2016
BONDED THRU 1-800-NOTARY1

My commission expires: _____

Exhibit A: Property Description

Exhibit A

PARCEL 2A

A PART OF SECTIONS 9, 10, 11, 14 AND 15, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $01^{\circ}06'17''$ WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH $00^{\circ}50'08''$ WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, 1638.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $00^{\circ}50'08''$ WEST, ALONG SAID WESTERLY LINE OF SECTION 15, 1063.63 FEET; THENCE SOUTH $89^{\circ}12'49''$ WEST, 47.18 FEET; THENCE NORTH $00^{\circ}47'11''$ WEST, 80.97 FEET; THENCE NORTH $73^{\circ}31'30''$ EAST, 211.36 FEET; THENCE NORTH $16^{\circ}36'20''$ WEST, 62.03 FEET; THENCE NORTH $26^{\circ}09'26''$ WEST, 232.84 FEET TO AN INTERSECTION WITH A LINE LYING 10.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED 8-15-2002); THENCE NORTH $51^{\circ}03'23''$ EAST, ALONG LAST SAID LINE, 1364.84 FEET; THENCE SOUTH $37^{\circ}37'34''$ EAST, 342.24 FEET; THENCE SOUTH $52^{\circ}26'32''$ WEST, 284.47 FEET; THENCE SOUTH $05^{\circ}25'48''$ WEST, 210.26 FEET; THENCE SOUTH $10^{\circ}09'43''$ EAST, 78.81 FEET; THENCE SOUTH $10^{\circ}12'14''$ WEST, 50.80 FEET; THENCE SOUTH $38^{\circ}25'05''$ WEST, 37.01 FEET; THENCE SOUTH $45^{\circ}00'00''$ WEST, 28.28 FEET; THENCE NORTH $79^{\circ}12'57''$ WEST, 42.76 FEET; THENCE NORTH $76^{\circ}22'23''$ WEST, 33.96 FEET; THENCE NORTH $30^{\circ}57'50''$ WEST, 46.65 FEET; THENCE NORTH $40^{\circ}45'49''$ WEST, 76.58 FEET; THENCE NORTH $45^{\circ}00'00''$ WEST, 18.48 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 31.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $63^{\circ}58'50''$ EAST, 31.18 FEET; THENCE SOUTH $51^{\circ}03'23''$ WEST, 188.44 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 34.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $43^{\circ}53'47''$ WEST, 34.90 FEET; THENCE SOUTH $36^{\circ}44'12''$ WEST, 25.73 FEET; THENCE SOUTH $17^{\circ}11'55''$ EAST, 41.38 FEET; THENCE SOUTH $00^{\circ}00'00''$ WEST, 112.00 FEET; THENCE SOUTH $23^{\circ}44'58''$ WEST, 81.94 FEET; THENCE SOUTH $43^{\circ}31'49''$ WEST, 57.55 FEET; THENCE SOUTH $05^{\circ}08'33''$ WEST, 50.02 FEET; THENCE SOUTH $20^{\circ}06'59''$ EAST, 41.30 FEET; THENCE SOUTH $15^{\circ}29'01''$ EAST, 58.80 FEET; THENCE SOUTH $08^{\circ}09'34''$ WEST, 155.15 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 143.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $74^{\circ}46'37''$ EAST, 137.43 FEET; THENCE NORTH $71^{\circ}33'31''$ EAST, 95.82 FEET; THENCE NORTH $34^{\circ}56'44''$ EAST, 18.73 FEET; THENCE NORTH $48^{\circ}39'08''$ EAST, 99.90 FEET; THENCE NORTH $44^{\circ}20'29''$ EAST, 61.52 FEET; THENCE NORTH $45^{\circ}49'49''$ EAST, 48.80 FEET; THENCE NORTH $45^{\circ}00'00''$ EAST, 7.07 FEET; THENCE NORTH $03^{\circ}56'43''$ EAST, 116.28 FEET; THENCE NORTH $09^{\circ}01'39''$ WEST, 108.34 FEET; THENCE NORTH $27^{\circ}04'19''$ EAST, 50.54 FEET; THENCE NORTH $14^{\circ}30'01''$ EAST, 59.91 FEET; THENCE NORTH $69^{\circ}35'24''$ EAST, 45.88 FEET; THENCE SOUTH $71^{\circ}00'12''$ EAST, 64.51 FEET; THENCE SOUTH $57^{\circ}43'37''$ EAST, 25.52 FEET; THENCE SOUTH $33^{\circ}18'28''$ EAST, 111.26 FEET; THENCE NORTH $66^{\circ}14'00''$ EAST, 179.58 FEET; THENCE NORTH $23^{\circ}46'00''$ WEST, 110.00 FEET; THENCE NORTH $66^{\circ}14'00''$ EAST, 192.92 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 243.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $37^{\circ}10'47''$ EAST, 233.10 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 539.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°31'07" WEST, 502.44 FEET; THENCE NORTH 21°44'09" EAST, 76.92 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 212.41 FEET, AN ARC DISTANCE OF 225.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°38'22" WEST, 214.81 FEET; THENCE NORTH 39°00'52" WEST, 34.11 FEET; THENCE NORTH 84°00'52" WEST, 134.75 FEET TO AN INTERSECTION WITH THE AFORESAID LINE LYING 10.00 SOUTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210; THENCE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, 314.76 FEET; THENCE SOUTH 09°28'01" WEST, 96.50 FEET; THENCE SOUTH 35°31'59" EAST, 74.37 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 351.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°57'30" EAST, 331.81 FEET; THENCE SOUTH 31°36'59" WEST, 52.36 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 297.93 FEET, AN ARC DISTANCE OF 264.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°12'41" WEST, 255.63 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 490.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°07'35" EAST, 447.73 FEET; THENCE NORTH 76°56'28" EAST, 786.40 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 117.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°11'12" EAST, 116.97 FEET; THENCE NORTH 03°52'43" WEST, 96.60 FEET; THENCE NORTH 00°00'00" EAST, 121.00 FEET; THENCE NORTH 16°04'25" EAST, 61.40 FEET; THENCE NORTH 24°37'25" EAST, 79.20 FEET; THENCE NORTH 21°11'39" EAST, 52.55 FEET; THENCE NORTH 19°12'46" EAST, 69.89 FEET; THENCE NORTH 27°04'19" WEST, 50.54 FEET; THENCE NORTH 06°06'56" WEST, 56.32 FEET; THENCE NORTH 07°25'53" EAST, 69.58 FEET; THENCE NORTH 56°00'13" EAST, 51.87 FEET; THENCE NORTH 30°37'07" EAST, 56.94 FEET; THENCE NORTH 36°52'12" EAST, 45.00 FEET; THENCE NORTH 23°46'55" EAST, 47.61 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 882.15 FEET, AN ARC DISTANCE OF 167.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°41'18" WEST, 167.51 FEET; THENCE NORTH 58°11'40" WEST, 10.13 FEET; THENCE NORTH 55°08'44" WEST, 68.24 FEET; THENCE NORTH 29°44'42" WEST, 64.50 FEET; THENCE NORTH 67°40'17" WEST, 60.54 FEET; THENCE SOUTH 52°25'53" WEST, 32.80 FEET; THENCE SOUTH 27°15'19" WEST, 37.12 FEET; THENCE NORTH 85°41'02" WEST, 53.15 FEET; THENCE NORTH 10°27'36" WEST, 66.10 FEET; THENCE NORTH 14°10'20" EAST, 102.11 FEET; THENCE NORTH 07°51'12" WEST, 117.10 FEET; THENCE NORTH 30°33'21" EAST, 96.38 FEET; THENCE NORTH 63°26'06" EAST, 129.69 FEET; THENCE NORTH 29°53'56" WEST, 239.15 FEET; THENCE SOUTH 86°13'42" WEST, 20.21 FEET; THENCE NORTH 54°29'15" WEST, 43.60 FEET; THENCE NORTH 38°55'49" WEST, 1.06 FEET; THENCE NORTH 38°16'59" WEST, 2.99 FEET; THENCE NORTH 37°14'55" WEST, 2.27 FEET; THENCE NORTH 36°17'02" WEST, 5.12 FEET; THENCE NORTH 35°32'24" WEST, 2.90 FEET; THENCE NORTH 34°29'56" WEST, 8.98 FEET TO AN INTERSECTION WITH THE AFORESAID LINE LYING 10.00 SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210; THENCE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, 2211.96 FEET; THENCE SOUTH 11°41'58" EAST, 154.72 FEET; THENCE SOUTH 02°48'07" EAST, 51.29 FEET; THENCE SOUTH 38°14'30" EAST, 37.60 FEET; THENCE SOUTH 10°12'59" WEST, 77.30 FEET; THENCE SOUTH 00°10'53" WEST, 51.14 FEET; THENCE SOUTH 13°35'09" WEST, 107.29 FEET; THENCE SOUTH 06°45'14" WEST, 61.21 FEET; THENCE SOUTH 23°04'38" WEST, 60.07 FEET; THENCE SOUTH 04°24'37" EAST, 46.82 FEET;

THENCE SOUTH 21°11'20" EAST, 141.23 FEET; THENCE SOUTH 39°28'00" EAST, 39.42 FEET; THENCE SOUTH 04°31'01" WEST, 34.05 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 27.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°32'54" EAST, 27.03 FEET; THENCE SOUTH 55°09'20" EAST, 36.48 FEET; THENCE SOUTH 23°52'05" WEST, 52.63 FEET; THENCE SOUTH 00°12'21" WEST, 103.02 FEET; THENCE SOUTH 68°09'20" WEST, 33.54 FEET; THENCE SOUTH 08°24'09" WEST, 27.07 FEET; THENCE SOUTH 17°53'48" WEST, 23.93 FEET; THENCE SOUTH 13°37'53" EAST, 73.13 FEET; THENCE NORTH 48°08'01" EAST, 35.22 FEET; THENCE NORTH 52°51'36" EAST, 33.05 FEET; THENCE SOUTH 40°11'47" EAST, 47.13 FEET; THENCE SOUTH 11°42'30" EAST, 54.36 FEET; THENCE SOUTH 64°07'42" EAST, 41.72 FEET; THENCE SOUTH 22°14'42" EAST, 37.95 FEET; THENCE SOUTH 06°39'01" WEST, 65.94 FEET; THENCE SOUTH 31°13'54" WEST, 28.76 FEET; THENCE SOUTH 06°47'56" EAST, 2.43 FEET; THENCE SOUTH 37°29'44" EAST, 170.64 FEET; THENCE NORTH 71°32'01" EAST, 46.75 FEET; THENCE NORTH 86°36'12" EAST, 9.14 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 806.86 FEET, AN ARC DISTANCE OF 107.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°40'08" EAST, 107.56 FEET; THENCE NORTH 29°55'40" EAST, 35.11 FEET; THENCE NORTH 64°44'02" EAST, 56.09 FEET; THENCE NORTH 01°59'41" EAST, 37.40 FEET; THENCE NORTH 71°15'15" EAST, 79.62 FEET; THENCE NORTH 35°24'15" EAST, 58.02 FEET; THENCE NORTH 04°51'45" EAST, 12.74 FEET; THENCE SOUTH 74°01'24" EAST, 48.75 FEET; THENCE SOUTH 48°21'07" EAST, 54.87 FEET; THENCE SOUTH 40°42'40" EAST, 59.63 FEET; THENCE SOUTH 35°18'14" EAST, 85.45 FEET; THENCE SOUTH 24°07'43" EAST, 67.15 FEET; THENCE SOUTH 23°49'17" EAST, 117.40 FEET; THENCE SOUTH 17°15'18" EAST, 95.07 FEET; THENCE SOUTH 47°46'07" WEST, 10.86 FEET; THENCE SOUTH 43°12'21" WEST, 207.41 FEET; THENCE SOUTH 65°48'17" WEST, 44.65 FEET; THENCE NORTH 69°39'29" WEST, 54.11 FEET; THENCE NORTH 61°24'33" WEST, 56.27 FEET; THENCE NORTH 17°08'28" WEST, 35.88 FEET; THENCE NORTH 05°27'16" WEST, 46.80 FEET; THENCE NORTH 45°08'58" WEST, 83.91 FEET; THENCE NORTH 25°22'45" WEST, 7.36 FEET; THENCE SOUTH 88°52'03" WEST, 74.47 FEET; THENCE SOUTH 75°48'02" WEST, 25.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 120.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°41'17" WEST, 120.03 FEET; THENCE SOUTH 59°03'33" WEST, 24.84 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 57.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°45'26" WEST, 57.27 FEET; THENCE SOUTH 56°44'49" WEST, 36.54 FEET; THENCE SOUTH 60°31'37" WEST, 46.87 FEET; THENCE SOUTH 08°53'02" EAST, 27.15 FEET; THENCE SOUTH 28°42'54" WEST, 30.51 FEET; THENCE SOUTH 16°31'14" WEST, 3.86 FEET; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 26.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°24'52" EAST, 26.46 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 77.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°47'41" EAST, 73.75 FEET; THENCE SOUTH 74°52'04" EAST, 140.44 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 160.61 FEET, AN ARC DISTANCE OF 112.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°54'45" WEST, 110.63 FEET; THENCE SOUTH 17°07'42" WEST, 21.59 FEET; THENCE SOUTH 40°55'53" WEST, 50.29 FEET; THENCE SOUTH 51°40'54" WEST, 62.19 FEET; THENCE SOUTH 63°20'15" WEST, 172.29 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AN ARC

DISTANCE OF 63.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°31'48" EAST, 63.27 FEET; THENCE NORTH 76°57'21" EAST, 136.89 FEET; THENCE NORTH 76°51'41" EAST, 58.68 FEET; THENCE NORTH 78°19'50" EAST, 58.84 FEET; THENCE NORTH 71°27'23" EAST, 51.68 FEET; THENCE NORTH 66°51'41" EAST, 44.64 FEET; THENCE NORTH 27°56'26" EAST, 49.37 FEET; THENCE NORTH 81°25'57" EAST, 66.37 FEET; THENCE NORTH 06°30'33" WEST, 66.05 FEET; THENCE NORTH 68°29'54" EAST, 58.92 FEET; THENCE NORTH 57°51'05" EAST, 45.34 FEET; THENCE NORTH 69°57'10" EAST, 55.57 FEET; THENCE NORTH 83°23'43" EAST, 39.63 FEET; THENCE NORTH 82°03'46" EAST, 45.84 FEET; THENCE NORTH 51°48'48" EAST, 43.60 FEET; THENCE NORTH 52°24'59" EAST, 38.93 FEET; THENCE SOUTH 79°19'33" EAST, 54.05 FEET; THENCE SOUTH 53°44'48" EAST, 67.69 FEET; THENCE SOUTH 65°55'06" EAST, 42.26 FEET; THENCE SOUTH 87°24'52" EAST, 26.16 FEET; THENCE SOUTH 02°53'09" EAST, 98.98 FEET; THENCE NORTH 73°36'17" WEST, 20.75 FEET; THENCE SOUTH 30°31'00" WEST, 44.14 FEET; THENCE SOUTH 26°32'20" WEST, 29.45 FEET; THENCE SOUTH 57°34'01" WEST, 31.16 FEET; THENCE SOUTH 00°45'11" EAST, 52.04 FEET; THENCE SOUTH 60°03'02" WEST, 48.22 FEET; THENCE SOUTH 11°17'31" EAST, 70.24 FEET; THENCE SOUTH 54°18'57" EAST, 56.72 FEET; THENCE SOUTH 50°09'01" EAST, 64.31 FEET; THENCE NORTH 69°32'40" EAST, 35.68 FEET; THENCE SOUTH 24°45'43" EAST, 53.13 FEET; THENCE SOUTH 10°27'32" EAST, 74.24 FEET; THENCE SOUTH 29°56'24" EAST, 40.92 FEET; THENCE SOUTH 10°26'11" EAST, 50.04 FEET; THENCE SOUTH 48°22'26" EAST, 43.04 FEET; THENCE SOUTH 05°19'08" EAST, 67.29 FEET; THENCE SOUTH 13°26'08" EAST, 49.35 FEET; THENCE SOUTH 22°45'33" WEST, 33.22 FEET; THENCE SOUTH 24°27'50" EAST, 43.07 FEET; THENCE SOUTH 33°44'59" EAST, 59.88 FEET; THENCE SOUTH 49°32'33" EAST, 36.15 FEET; THENCE SOUTH 67°43'49" EAST, 51.08 FEET; THENCE SOUTH 49°09'12" EAST, 45.12 FEET; THENCE SOUTH 25°57'29" EAST, 59.02 FEET; THENCE SOUTH 06°35'09" EAST, 43.97 FEET; THENCE SOUTH 09°34'40" EAST, 46.83 FEET; THENCE NORTH 87°44'43" EAST, 35.69 FEET; THENCE NORTH 89°20'33" EAST, 21.26 FEET; THENCE SOUTH 49°04'17" EAST, 41.76 FEET; THENCE SOUTH 28°27'02" EAST, 17.40 FEET; THENCE SOUTH 33°33'52" EAST, 93.18 FEET; THENCE NORTH 81°31'24" EAST, 16.34 FEET; THENCE SOUTH 23°36'14" EAST, 54.52 FEET; THENCE SOUTH 29°56'05" EAST, 42.65 FEET; THENCE SOUTH 36°45'21" EAST, 50.78 FEET; THENCE SOUTH 20°47'05" WEST, 58.23 FEET; THENCE SOUTH 24°58'38" WEST, 14.61 FEET; THENCE SOUTH 11°15'02" EAST, 12.11 FEET; THENCE SOUTH 19°31'28" EAST, 9.67 FEET; THENCE SOUTH 01°14'12" EAST, 31.56 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 6.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°31'45" EAST, 6.37 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 158.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°15'15" WEST, 157.48 FEET; THENCE SOUTH 77°40'19" EAST, A DISTANCE OF 14.85 FEET; THENCE SOUTH 84°45'02" EAST, 30.93 FEET; THENCE SOUTH 64°41'13" WEST, 52.01 FEET; THENCE SOUTH 56°16'14" WEST, 21.03 FEET; THENCE SOUTH 05°15'14" EAST, 15.23 FEET; THENCE SOUTH 89°43'10" EAST, 52.46 FEET; THENCE SOUTH 19°30'30" WEST, 30.12 FEET; THENCE NORTH 76°27'59" WEST, 31.29 FEET; THENCE SOUTH 10°53'25" WEST, 23.70 FEET; THENCE SOUTH 52°27'54" EAST, 28.06 FEET; THENCE SOUTH 32°16'22" WEST, 19.94 FEET; THENCE SOUTH 53°29'47" WEST, 34.14 FEET; THENCE SOUTH 20°42'26" EAST, 34.50 FEET; THENCE SOUTH 10°10'48" WEST, 34.63 FEET; THENCE SOUTH 49°25'22" WEST, 38.10 FEET; THENCE SOUTH 04°57'03" WEST, 39.11 FEET; THENCE SOUTH 32°39'26" EAST, 36.49 FEET; THENCE SOUTH 37°52'15" EAST, 34.64 FEET; THENCE SOUTH 61°52'38" EAST, 37.74 FEET; THENCE SOUTH 45°36'38" EAST, 29.06 FEET; THENCE NORTH 85°37'57" EAST, 28.98 FEET; THENCE NORTH 06°18'04" EAST, 55.55 FEET; THENCE NORTH 20°11'28" EAST, 37.28 FEET; THENCE NORTH 70°53'33" EAST, 37.53 FEET; THENCE NORTH 06°48'47" WEST, 26.52 FEET; THENCE NORTH 42°37'10" EAST, 29.76 FEET; THENCE NORTH 11°51'48" EAST, 38.53 FEET; THENCE NORTH 88°22'09" WEST, 12.75 FEET; THENCE NORTH 41°00'18" WEST, 23.28 FEET; THENCE NORTH 11°53'28" EAST, 19.33 FEET; THENCE NORTH 24°35'31" EAST, 38.16 FEET; THENCE

NORTH 69°06'59" EAST, 21.86 FEET; THENCE NORTH 84°44'40" EAST, 17.58 FEET; THENCE SOUTH 28°09'08" EAST, 15.81 FEET; THENCE SOUTH 24°35'48" EAST, 16.96 FEET; THENCE SOUTH 13°48'09" WEST, 22.95 FEET; THENCE SOUTH 64°51'27" EAST, 10.59 FEET; THENCE SOUTH 36°19'11" EAST, 35.53 FEET; THENCE SOUTH 69°40'13" EAST, 50.93 FEET; THENCE SOUTH 41°02'06" EAST, 26.63 FEET; THENCE SOUTH 11°29'34" WEST, 26.79 FEET; THENCE SOUTH 20°42'14" EAST, 23.60 FEET; THENCE SOUTH 00°17'54" EAST, 66.25 FEET; THENCE SOUTH 67°26'48" EAST, 34.05 FEET; THENCE NORTH 87°06'57" EAST, 42.57 FEET; THENCE SOUTH 76°33'44" EAST, 35.65 FEET; THENCE SOUTH 49°57'20" WEST, 31.72 FEET; THENCE SOUTH 71°32'16" WEST, 22.56 FEET; THENCE SOUTH 72°21'06" EAST, 42.38 FEET; THENCE SOUTH 47°04'15" WEST, 42.31 FEET; THENCE NORTH 86°34'37" EAST, 41.52 FEET; THENCE SOUTH 11°07'21" WEST, 57.83 FEET; THENCE SOUTH 07°44'23" EAST, 36.71 FEET; THENCE SOUTH 29°35'10" EAST, 35.92 FEET; THENCE SOUTH 30°48'45" EAST, 50.65 FEET; THENCE SOUTH 49°28'03" WEST, 41.58 FEET; THENCE SOUTH 22°18'42" WEST, 32.27 FEET; THENCE SOUTH 04°56'41" WEST, 67.60 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 445.40 FEET, AN ARC DISTANCE OF 112.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°10'04" EAST, 112.63 FEET; THENCE SOUTH 79°36'50" WEST, 106.03 FEET; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 305.00 FEET, AN ARC DISTANCE OF 123.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°53'04" WEST, 122.33 FEET; THENCE SOUTH 17°27'11" WEST, 53.52 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 37.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°08'29" EAST, 36.89 FEET; THENCE SOUTH 67°25'53" EAST, 101.83 FEET; THENCE NORTH 36°16'04" EAST, 20.97 FEET; THENCE NORTH 61°15'31" EAST, 41.05 FEET; THENCE SOUTH 12°57'08" EAST, 65.98 FEET; THENCE SOUTH 26°29'28" EAST, 41.56 FEET; THENCE NORTH 83°53'03" EAST, 40.19 FEET; THENCE SOUTH 25°23'04" EAST, 54.98 FEET; THENCE SOUTH 20°38'22" EAST, 38.32 FEET; THENCE SOUTH 61°06'35" WEST, 62.66 FEET; THENCE SOUTH 03°59'44" EAST, 40.29 FEET; THENCE SOUTH 20°14'44" EAST, 31.75 FEET; THENCE SOUTH 05°34'03" EAST, 61.29 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 61.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°57'19" EAST, 61.53 FEET; THENCE NORTH 07°48'58" EAST, 35.47 FEET; THENCE NORTH 25°58'58" EAST, 40.08 FEET; THENCE NORTH 89°19'13" EAST, 40.04 FEET; THENCE SOUTH 54°41'11" EAST, 38.60 FEET; THENCE SOUTH 36°21'56" WEST, 35.41 FEET; THENCE SOUTH 43°28'36" WEST, 33.38 FEET; THENCE SOUTH 29°54'01" EAST, 28.07 FEET; THENCE SOUTH 67°28'55" EAST, 31.23 FEET; THENCE SOUTH 45°03'01" EAST, 40.33 FEET; THENCE SOUTH 36°11'15" EAST, 35.31 FEET; THENCE SOUTH 02°08'30" EAST, 28.23 FEET; THENCE SOUTH 12°45'44" EAST, 38.25 FEET; THENCE SOUTH 11°58'58" WEST, 25.56 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 125.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°30'41" EAST, 124.99 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 564.99 FEET, AN ARC DISTANCE OF 276.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°40'34" EAST, 273.95 FEET; THENCE NORTH 77°44'23" EAST, 0.34 FEET; THENCE NORTH 47°02'49" EAST, 36.37 FEET; THENCE SOUTH 00°59'40" WEST, 69.65 FEET; THENCE SOUTH 28°39'14" EAST, 34.45 FEET; THENCE SOUTH 14°44'32" WEST, 36.12 FEET; THENCE SOUTH 37°11'54" WEST, 47.10 FEET; THENCE SOUTH 67°15'50" WEST, 26.93 FEET; THENCE SOUTH 29°01'20" EAST, 17.37 FEET; THENCE SOUTH 05°35'19" EAST, 21.21 FEET; THENCE SOUTH 62°02'04" WEST, 23.09 FEET; THENCE SOUTH 07°36'00" WEST, 36.67 FEET; THENCE NORTH 83°32'41" WEST, 19.91 FEET; THENCE SOUTH 04°14'18" WEST, 3.64 FEET; THENCE SOUTH 05°41'22" WEST, 16.16 FEET; THENCE SOUTH 05°41'22"

WEST, 25.59 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 60.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°01'02" EAST, 60.27 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 67.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°19'36" WEST, 66.88 FEET; THENCE SOUTH 07°18'17" EAST, 80.05 FEET; THENCE SOUTH 36°32'57" EAST, 35.96 FEET; THENCE SOUTH 27°57'47" EAST, 54.21 FEET; THENCE SOUTH 00°28'35" EAST, 35.25 FEET; THENCE SOUTH 24°38'24" EAST, 9.12 FEET; THENCE NORTH 15°10'31" EAST, 40.00 FEET; THENCE SOUTH 35°01'37" EAST, 23.64 FEET; THENCE SOUTH 60°33'08" EAST, 26.17 FEET; THENCE SOUTH 54°34'42" EAST, 30.40 FEET; THENCE SOUTH 26°40'07" EAST, 23.26 FEET; THENCE SOUTH 12°28'36" EAST, 40.89 FEET; THENCE SOUTH 77°02'31" WEST, 25.24 FEET; THENCE SOUTH 00°37'16" WEST, 50.15 FEET; THENCE NORTH 86°13'32" EAST, 275.60 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 1205.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°48'02" EAST, 1082.75 FEET; THENCE SOUTH 20°49'10" EAST, 0.64 FEET; THENCE SOUTH 10°37'38" EAST, 81.25 FEET; THENCE NORTH 80°41'13" EAST, 25.05 FEET; THENCE SOUTH 01°38'20" WEST, 16.08 FEET; THENCE SOUTH 47°41'17" WEST, 25.53 FEET; THENCE SOUTH 09°58'59" EAST, 19.79 FEET; THENCE SOUTH 04°40'16" WEST, A DISTANCE OF 47.25 FEET; THENCE SOUTH 08°51'58" EAST, 58.43 FEET; THENCE SOUTH 71°09'16" EAST, 29.21 FEET; THENCE SOUTH 05°53'40" EAST, 16.96 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 1063.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°57'54" WEST, 993.65 FEET; THENCE SOUTH 86°13'32" WEST, A DISTANCE OF 866.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 113.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°09'16" WEST, 111.67 FEET; THENCE SOUTH 50°05'00" WEST, 11.55 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 55.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°35'56" WEST, 53.51 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 128.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°35'15" EAST, 126.45 FEET; THENCE SOUTH 36°17'22" EAST, 4.50 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 114.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°22'14" EAST, 113.69 FEET; THENCE SOUTH 77°00'43" EAST, 48.54 FEET; THENCE NORTH 63°13'47" EAST, 42.76 FEET; THENCE SOUTH 27°26'46" WEST, 48.48 FEET; THENCE SOUTH 51°04'54" EAST, 23.47 FEET; THENCE SOUTH 87°26'01" EAST, 27.83 FEET; THENCE SOUTH 14°39'04" EAST, 66.22 FEET; THENCE SOUTH 31°00'19" WEST, 48.72 FEET; THENCE SOUTH 26°46'01" WEST, 49.21 FEET; THENCE SOUTH 42°24'41" WEST, 40.81 FEET; THENCE SOUTH 26°27'22" WEST, 49.11 FEET; THENCE SOUTH 14°29'49" WEST, 56.87 FEET; THENCE SOUTH 03°39'39" WEST, 61.10 FEET; THENCE SOUTH 11°49'22" EAST, 42.39 FEET; THENCE SOUTH 42°27'43" EAST, 42.11 FEET; THENCE SOUTH 39°01'45" EAST, 51.67 FEET; THENCE SOUTH 43°23'29" EAST, 48.46 FEET; THENCE NORTH 41°50'00" EAST, 42.70 FEET; THENCE NORTH 37°26'22" EAST, 21.99 FEET; THENCE NORTH 11°59'39" EAST, 66.68 FEET; THENCE NORTH 37°25'24" EAST, 41.60 FEET; THENCE NORTH 39°35'49" EAST, 28.68 FEET; THENCE NORTH 46°37'19" EAST, 39.60 FEET; THENCE NORTH 52°44'51" EAST, 46.02 FEET; THENCE NORTH 61°13'29" EAST, 41.90 FEET; THENCE NORTH 58°57'26" EAST, 27.20 FEET; THENCE SOUTH

44°01'45" EAST, 39.52 FEET; THENCE SOUTH 43°21'12" EAST, 46.75 FEET; THENCE SOUTH 46°48'40" WEST, 40.80 FEET; THENCE SOUTH 49°18'27" WEST, 27.02 FEET; THENCE SOUTH 30°19'55" WEST, 18.99 FEET; THENCE SOUTH 26°35'05" EAST, 27.53 FEET; THENCE SOUTH 37°07'07" EAST, 42.42 FEET; THENCE NORTH 35°54'44" EAST, 36.95 FEET; THENCE NORTH 23°17'56" EAST, 115.28 FEET; THENCE NORTH 52°27'38" EAST, 36.53 FEET; THENCE NORTH 56°30'30" EAST, 36.18 FEET; THENCE NORTH 7°4'43'41" EAST, 22.59 FEET; THENCE NORTH 18°38'15" EAST, 23.89 FEET; THENCE NORTH 84°34'20" EAST, 53.30 FEET; THENCE SOUTH 84°45'12" EAST, 66.80 FEET; THENCE NORTH 59°49'20" EAST, 49.01 FEET; THENCE NORTH 18°21'03" EAST, 43.50 FEET; THENCE SOUTH 82°20'55" EAST, 33.24 FEET; THENCE SOUTH 74°04'30" EAST, 23.49 FEET; THENCE SOUTH 77°54'51" EAST, 18.57 FEET; THENCE SOUTH 67°08'37" EAST, 45.87 FEET; THENCE NORTH 78°33'37" EAST, 46.05 FEET; THENCE SOUTH 46°17'36" EAST, 23.62 FEET; THENCE SOUTH 80°51'10" EAST, 54.81 FEET; THENCE NORTH 82°38'49" EAST, 32.80 FEET; THENCE NORTH 76°17'27" EAST, 66.39 FEET; THENCE NORTH 76°12'22" EAST, 40.77 FEET; THENCE NORTH 55°49'21" EAST, 9.95 FEET; THENCE SOUTH 03°50'38" EAST, 50.72 FEET; THENCE SOUTH 50°52'04" EAST, 50.43 FEET; THENCE SOUTH 61°07'39" EAST, 57.27 FEET; THENCE SOUTH 59°05'59" EAST, 26.27 FEET; THENCE SOUTH 00°03'49" WEST, 79.34 FEET; THENCE SOUTH 17°58'24" WEST, 80.64 FEET; THENCE SOUTH 04°00'26" WEST, 35.92 FEET; THENCE SOUTH 26°10'12" WEST, 43.91 FEET; THENCE SOUTH 06°34'07" EAST, 41.45 FEET; THENCE SOUTH 14°07'56" EAST, 51.09 FEET; THENCE SOUTH 20°40'32" WEST, 64.64 FEET; THENCE SOUTH 32°13'59" WEST, 65.05 FEET; THENCE SOUTH 72°31'50" WEST, 37.56 FEET; THENCE SOUTH 34°12'14" WEST, 61.66 FEET; THENCE SOUTH 06°46'02" WEST, 27.55 FEET; THENCE SOUTH 00°55'28" EAST, 46.30 FEET; THENCE SOUTH 23°09'30" WEST, 72.24 FEET; THENCE SOUTH 60°34'26" WEST, 22.98 FEET; THENCE SOUTH 25°57'51" WEST, 11.23 FEET; THENCE SOUTH 08°09'11" EAST, 219.83 FEET; THENCE SOUTH 60°34'17" EAST, 31.17 FEET; THENCE SOUTH 08°20'43" EAST, 75.31 FEET; THENCE SOUTH 75°51'12" EAST, 44.38 FEET; THENCE SOUTH 45°43'51" EAST, 54.05 FEET; THENCE SOUTH 27°36'22" EAST, 41.25 FEET; THENCE SOUTH 43°10'33" EAST, 60.78 FEET; THENCE SOUTH 65°23'27" EAST, 50.65 FEET; THENCE SOUTH 11°50'27" EAST, 27.17 FEET; THENCE SOUTH 06°41'13" EAST, 35.08 FEET; THENCE SOUTH 12°47'51" EAST, 71.60 FEET; THENCE SOUTH 17°54'50" EAST, 67.51 FEET; THENCE SOUTH 22°18'06" WEST, 68.81 FEET; THENCE SOUTH 28°39'03" EAST, 76.31 FEET; THENCE SOUTH 16°55'01" WEST, 34.24 FEET; THENCE SOUTH 13°28'22" WEST, 63.36 FEET; THENCE SOUTH 45°56'33" WEST, 4.50 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 138.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°35'39" WEST, 135.43 FEET; THENCE SOUTH 59°16'28" WEST, 52.62 FEET; THENCE SOUTH 30°06'44" WEST, 36.23 FEET; THENCE SOUTH 15°25'27" EAST, 24.09 FEET; THENCE NORTH 62°34'36" EAST, 44.15 FEET; THENCE SOUTH 09°39'08" WEST, 102.45 FEET; THENCE SOUTH 85°08'49" WEST, 72.38 FEET; THENCE SOUTH 86°28'25" WEST, 32.21 FEET; THENCE NORTH 39°57'04" WEST, 36.81 FEET; THENCE NORTH 65°49'22" WEST, 46.16 FEET; THENCE NORTH 85°45'29" WEST, 30.78 FEET; THENCE NORTH 78°15'26" WEST, 51.39 FEET; THENCE NORTH 26°11'55" WEST, 48.74 FEET; THENCE NORTH 51°41'11" EAST, 53.24 FEET; THENCE NORTH 35°41'31" EAST, 44.07 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.98 FEET, AN ARC DISTANCE OF 28.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°02'48" WEST, 28.96 FEET; THENCE NORTH 36°54'40" WEST, 9.56 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.55 FEET, AN ARC DISTANCE OF 56.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°24'03" WEST, 56.25 FEET; THENCE NORTH 78°37'02" WEST, 45.77 FEET; THENCE SOUTH 78°18'44" WEST, 78.11 FEET; THENCE NORTH 61°44'12" WEST, 19.59 FEET; THENCE SOUTH 07°14'11" WEST, 43.55 FEET; THENCE SOUTH 69°58'22" WEST, 38.43 FEET; THENCE NORTH 84°56'42" WEST, 73.71 FEET; THENCE NORTH 42°01'43" WEST, 35.93 FEET; THENCE SOUTH 69°12'37" WEST, 51.81 FEET; THENCE SOUTH 67°47'53" WEST, 32.75 FEET;

THENCE SOUTH 48°10'50" WEST, 47.87 FEET; THENCE SOUTH 44°01'00" WEST, 71.32 FEET; THENCE SOUTH 41°20'59" WEST, 31.92 FEET; THENCE SOUTH 46°52'49" WEST, 50.82 FEET; THENCE SOUTH 59°51'34" WEST, 25.75 FEET; THENCE SOUTH 49°16'54" WEST, 48.49 FEET; THENCE SOUTH 55°57'02" WEST, 65.07 FEET; THENCE SOUTH 16°43'14" WEST, 44.03 FEET; THENCE SOUTH 05°35'57" WEST, 55.46 FEET; THENCE SOUTH 38°44'35" WEST, 59.93 FEET; THENCE SOUTH 27°19'06" WEST, 51.05 FEET; THENCE SOUTH 27°28'46" WEST, 42.53 FEET; THENCE SOUTH 89°33'57" WEST, 803.49 FEET; THENCE NORTH 14°59'21" WEST, 272.84 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, LONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID RC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET; THENCE NORTH 61°36'00" EAST, 287.18 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE RC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET; THENCE NORTH 11°55'36" EAST, 152.87 FEET; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'24" WEST, 228.05 FEET; THENCE NORTH 00°13'42" WEST, 85.97 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 113.56 FEET; THENCE NORTH 14°56'51" EAST, 122.62 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 241.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°40'16" WEST, 233.48 FEET; THENCE NORTH 36°17'22" WEST, 4.50 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 126.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°21'29" WEST, 125.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 107.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°35'05" WEST, 106.20 FEET; THENCE NORTH 44°44'34" WEST, 9.27 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 51.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'31" WEST, 49.79 FEET; THENCE SOUTH 86°13'32" WEST, 445.52 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 808.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°27'20" WEST, 791.71 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 109.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°23'35" WEST, 109.14 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 654.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°12'09" WEST, 645.53

FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°50'01" WEST, 35.40 FEET; THENCE SOUTH 75°05'20" WEST, 27.24 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 269.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°55'12" EAST, 265.76 FEET; THENCE SOUTH 31°29'53" EAST, 54.58 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 1194.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°59'19" WEST, 814.71 FEET; THENCE NORTH 45°27'07" WEST, 233.34 FEET; THENCE NORTH 46°17'58" WEST, 120.80 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1041.74 FEET, AN ARC DISTANCE OF 206.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°34'29" WEST, 205.96 FEET; THENCE NORTH 39°19'39" WEST, 329.70 FEET; THENCE SOUTH 83°51'34" WEST, 387.29 FEET; THENCE SOUTH 86°14'23" WEST, 408.03 FEET; THENCE SOUTH 65°37'58" WEST, 188.43 FEET; THENCE SOUTH 49°33'27" WEST, 248.40 FEET; THENCE SOUTH 39°39'14" WEST, 105.76 FEET; THENCE SOUTH 54°43'14" WEST, 78.70 FEET; THENCE SOUTH 62°26'43" WEST, 111.37 FEET; THENCE SOUTH 73°37'25" WEST, 74.92 FEET; THENCE SOUTH 79°47'55" WEST, 56.91 FEET; THENCE SOUTH 67°41'18" WEST, 169.66 FEET; THENCE SOUTH 54°15'34" WEST, 104.21 FEET; THENCE SOUTH 66°18'47" WEST, 186.72 FEET; THENCE SOUTH 22°19'09" WEST, 59.84 FEET; THENCE SOUTH 66°22'14" WEST, 12.52 FEET; THENCE SOUTH 73°36'38" WEST, 17.72 FEET; THENCE SOUTH 78°41'24" WEST, 35.69 FEET; THENCE SOUTH 78°21'59" WEST, 34.71 FEET; THENCE NORTH 86°43'04" WEST, 43.30 FEET; THENCE NORTH 74°31'42" WEST, 72.88 FEET; THENCE SOUTH 85°59'22" WEST, 36.43 FEET TO A POINT ON A CURVE; THENCE SOUTH WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 17.00 FEET, AN ARC DISTANCE OF 8.67 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°23'02" WEST, 8.57 FEET; THENCE SOUTH 56°46'43" WEST, 171.47 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 48.00 FEET, AN ARC DISTANCE OF 102.30 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°09'52" WEST, 84.01 FEET; THENCE NORTH 01°06'27" WEST, 322.22 FEET; THENCE NORTH 13°52'52" WEST, 65.90 FEET; THENCE SOUTH 78°58'15" EAST, 22.00 FEET; THENCE NORTH 27°44'20" EAST, 58.44 FEET; THENCE SOUTH 20°23'31" EAST, 20.83 FEET; THENCE NORTH 71°44'41" EAST, 44.14 FEET; THENCE NORTH 01°26'06" EAST, 76.10 FEET; THENCE NORTH 46°58'17" EAST, 19.53 FEET; THENCE SOUTH 85°10'34" EAST, 51.97 FEET; THENCE SOUTH 40°31'09" EAST, 120.38 FEET; THENCE SOUTH 88°12'49" EAST, 41.67 FEET; THENCE NORTH 01°11'31" EAST, 32.93 FEET; THENCE SOUTH 70°21'28" EAST, 67.44 FEET; THENCE NORTH 12°53'57" WEST, 55.53 FEET; THENCE NORTH 42°18'15" WEST, 33.18 FEET; THENCE NORTH 02°46'44" EAST, 46.51 FEET; THENCE NORTH 65°04'58" EAST, 34.17 FEET; THENCE NORTH 40°02'45" WEST, 21.95 FEET; THENCE NORTH 54°11'39" WEST, 56.16 FEET; THENCE NORTH 77°05'52" EAST, 43.82 FEET; THENCE NORTH 68°19'57" EAST, 46.77 FEET; THENCE SOUTH 09°00'32" WEST, 22.92 FEET; THENCE SOUTH 80°02'32" EAST, 30.23 FEET; THENCE NORTH 87°58'05" EAST, 16.39 FEET; THENCE SOUTH 82°05'06" EAST, 77.08 FEET; THENCE NORTH 68°10'32" EAST, 30.53 FEET; THENCE NORTH 03°18'41" WEST, 63.31 FEET; THENCE NORTH 23°17'03" WEST, 12.48 FEET; THENCE NORTH 21°29'26" WEST, 41.76 FEET; THENCE NORTH 08°47'51" EAST, 43.24 FEET; THENCE NORTH 51°29'28" EAST, 55.02 FEET; THENCE SOUTH 19°06'01" EAST, 130.99 FEET; THENCE SOUTH 66°12'14" EAST, 8.36 FEET; THENCE NORTH 48°55'27" EAST, 66.34 FEET; THENCE SOUTH 00°43'09" EAST, 73.18 FEET; THENCE NORTH 71°57'09" EAST, 39.67 FEET; THENCE SOUTH 43°39'28" EAST, 64.51 FEET; THENCE NORTH 61°28'09" EAST, 231.33 FEET; THENCE NORTH 10°37'03" EAST, 19.09 FEET; THENCE NORTH 38°16'52" EAST, 68.58 FEET; THENCE

SOUTH 52°38'35" EAST, 44.61 FEET; THENCE NORTH 81°49'12" EAST, 71.82 FEET; THENCE NORTH 30°02'37" EAST, 39.63 FEET; THENCE SOUTH 38°22'28" EAST, 32.31 FEET; THENCE NORTH 62°31'08" EAST, 31.21 FEET; THENCE NORTH 52°46'07" EAST, 37.85 FEET; THENCE NORTH 42°40'47" EAST, 58.44 FEET; THENCE NORTH 31°18'01" EAST, 2.29 FEET; THENCE NORTH 36°52'29" WEST, 13.68 FEET; THENCE NORTH 10°26'01" WEST, 49.40 FEET; THENCE SOUTH 78°37'22" WEST, 36.17 FEET; THENCE NORTH 34°41'19" WEST, 39.20 FEET; THENCE NORTH 56°38'50" EAST, 114.33 FEET; THENCE NORTH 24°33'48" EAST, 23.44 FEET; THENCE NORTH 33°41'01" EAST, 50.78 FEET; THENCE NORTH 89°06'13" EAST, 17.71 FEET; THENCE NORTH 20°38'28" EAST, 54.87 FEET; THENCE SOUTH 48°45'54" EAST, 29.25 FEET; THENCE SOUTH 89°35'17" EAST, 40.20 FEET; THENCE SOUTH 79°26'57" EAST, 38.98 FEET; THENCE SOUTH 65°57'38" EAST, 18.57 FEET; THENCE NORTH 80°19'59" EAST, 24.51 FEET; THENCE NORTH 77°12'08" EAST, 16.18 FEET; THENCE NORTH 43°40'37" EAST, 30.19 FEET; THENCE NORTH 65°26'29" EAST, 79.49 FEET; THENCE NORTH 50°06'33" EAST, 56.74 FEET; THENCE NORTH 76°21'13" EAST, 64.03 FEET; THENCE NORTH 73°13'29" EAST, 40.58 FEET; THENCE NORTH 89°31'59" EAST, 57.04 FEET; THENCE SOUTH 69°06'20" EAST, 23.03 FEET; THENCE NORTH 78°35'24" EAST, 60.35 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 390.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°42'03" EAST, 382.64 FEET; THENCE NORTH 52°31'34" EAST, 11.18 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 190.00 FEET, AN ARC DISTANCE OF 185.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°37'52" EAST, 177.78 FEET; THENCE NORTH 03°15'50" WEST, 19.37 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 100.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°05'59" WEST, 87.23 FEET; THENCE SOUTH 71°47'44" WEST, 40.17 FEET; THENCE SOUTH 76°34'46" WEST, 139.62 FEET; THENCE SOUTH 16°15'16" WEST, 34.42 FEET; THENCE SOUTH 20°39'17" EAST, 35.77 FEET; THENCE SOUTH 58°11'32" EAST, 52.50 FEET; THENCE NORTH 88°31'42" WEST, 25.66 FEET; THENCE SOUTH 77°50'21" WEST, 57.93 FEET; THENCE SOUTH 79°06'30" WEST, 38.09 FEET; THENCE SOUTH 55°27'06" WEST, 51.87 FEET; THENCE SOUTH 57°00'00" WEST, 25.49 FEET; THENCE NORTH 50°34'14" WEST, 64.88 FEET; THENCE NORTH 18°35'54" WEST, 31.15 FEET; THENCE NORTH 48°28'12" WEST, 39.64 FEET; THENCE NORTH 77°37'22" WEST, 35.85 FEET; THENCE NORTH 64°58'26" WEST, 24.49 FEET; THENCE SOUTH 59°38'28" WEST, 25.33 FEET; THENCE SOUTH 34°45'41" WEST, 90.42 FEET; THENCE NORTH 30°30'58" WEST, 91.85 FEET; THENCE NORTH 39°37'55" WEST, 63.52 FEET; THENCE NORTH 31°29'44" EAST, 56.36 FEET; THENCE NORTH 89°52'17" WEST, 14.25 FEET; THENCE NORTH 07°24'57" WEST, 100.26 FEET; THENCE NORTH 57°32'02" EAST, 56.24 FEET; THENCE NORTH 27°28'53" WEST, 61.96 FEET; THENCE NORTH 28°56'49" WEST, 34.43 FEET; THENCE NORTH 15°14'26" WEST, 42.08 FEET; THENCE NORTH 20°07'02" WEST, 20.70 FEET; THENCE NORTH 58°36'49" EAST, 68.46 FEET; THENCE NORTH 41°04'16" EAST, 27.35 FEET; THENCE SOUTH 88°23'49" EAST, 27.56 FEET; THENCE NORTH 55°02'43" EAST, 48.78 FEET; THENCE NORTH 29°14'06" EAST, 20.66 FEET; THENCE SOUTH 55°54'06" EAST, 37.52 FEET; THENCE SOUTH 87°16'01" EAST, 46.37 FEET; THENCE SOUTH 64°49'42" EAST, 35.09 FEET; THENCE NORTH 47°09'42" EAST, 18.26 FEET; THENCE SOUTH 73°18'28" EAST, 33.18 FEET; THENCE SOUTH 74°45'39" EAST, 61.27 FEET; THENCE SOUTH 52°02'53" EAST, 32.92 FEET; THENCE SOUTH 32°51'37" EAST, 34.47 FEET; THENCE SOUTH 44°24'47" EAST, 8.66 FEET; THENCE NORTH 74°25'44" EAST, 117.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 195.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°34'47" EAST, 193.16 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 63.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°38'50"

EAST, 63.40 FEET; THENCE NORTH 01°27'21" WEST, 60.75 FEET; THENCE NORTH 75°39'27" EAST, 18.58 FEET; THENCE NORTH 22°56'59" EAST, 54.37 FEET; THENCE NORTH 59°52'48" EAST, 29.24 FEET; THENCE SOUTH 63°48'09" EAST, 42.32 FEET; THENCE SOUTH 40°06'43" EAST, 33.75 FEET; THENCE SOUTH 80°06'21" EAST, 16.55 FEET; THENCE NORTH 42°55'39" EAST, 25.67 FEET; THENCE SOUTH 33°02'54" EAST, 60.16 FEET; THENCE SOUTH 08°27'00" EAST, 35.99 FEET; THENCE SOUTH 04°20'20" WEST, 111.15 FEET; THENCE SOUTH 57°53'04" EAST, 13.66 FEET; THENCE NORTH 58°36'14" EAST, 23.36 FEET; THENCE SOUTH 79°28'56" EAST, 12.17 FEET; THENCE SOUTH 83°05'29" EAST, 74.64 FEET; THENCE SOUTH 57°43'38" WEST, 26.32 FEET; THENCE SOUTH 10°15'06" WEST, 48.83 FEET; THENCE SOUTH 38°24'56" EAST, 31.23 FEET; THENCE SOUTH 39°44'54" EAST, 59.61 FEET; THENCE NORTH 60°50'34" WEST, 51.64 FEET; THENCE NORTH 54°31'49" WEST, 71.55 FEET; THENCE SOUTH 81°39'34" WEST, 24.38 FEET; THENCE SOUTH 61°54'36" WEST, 7.74 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 159.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°37'09" EAST, 158.69 FEET TO A POINT ON A CURVE; THENCE SOUTH 03°15'50" EAST, 19.93 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 496.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°37'52" WEST, 477.21 FEET; THENCE SOUTH 52°31'34" WEST, 11.69 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 66.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°46'37" WEST, 66.65 FEET; THENCE SOUTH 11°39'00" EAST, 20.53 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 790.13 FEET, AN ARC DISTANCE OF 16.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°52'44" EAST, 16.88 FEET TO A POINT ON A CURVE; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1312.29 FEET, AN ARC DISTANCE OF 69.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°44'25" EAST, 69.92 FEET; THENCE SOUTH 82°02'39" EAST, 29.19 FEET; THENCE NORTH 16°22'12" EAST, 18.25 FEET; THENCE NORTH 54°19'42" EAST, 19.33 FEET; THENCE NORTH 81°51'49" EAST, 40.64 FEET; THENCE NORTH 81°32'54" EAST, 49.08 FEET; THENCE NORTH 13°42'40" EAST, A DISTANCE OF 22.56 FEET; THENCE NORTH 68°04'07" EAST, 30.12 FEET; THENCE NORTH 23°09'23" EAST, 69.93 FEET; THENCE NORTH 60°58'32" WEST, 39.27 FEET; THENCE NORTH 19°38'11" EAST, 58.01 FEET; THENCE NORTH 13°11'20" EAST, 6.41 FEET; THENCE NORTH 09°04'33" EAST, A DISTANCE OF 75.48 FEET; THENCE NORTH 16°10'56" WEST, 35.58 FEET; THENCE NORTH 25°49'21" EAST, 51.72 FEET; THENCE NORTH 20°02'12" EAST, 64.13 FEET; THENCE SOUTH 37°30'46" EAST, 30.33 FEET; THENCE NORTH 50°43'13" EAST, 34.76 FEET; THENCE NORTH 76°17'01" EAST, A DISTANCE OF 96.34 FEET; THENCE NORTH 81°07'12" EAST, 75.69 FEET; THENCE NORTH 51°41'54" WEST, 42.94 FEET; THENCE NORTH 50°29'08" EAST, 72.77 FEET; THENCE NORTH 00°52'21" WEST, 56.08 FEET; THENCE NORTH 24°30'14" WEST, 50.64 FEET; THENCE NORTH 35°18'43" WEST, A DISTANCE OF 36.07 FEET; THENCE NORTH 03°38'17" EAST, 29.47 FEET; THENCE NORTH 13°07'23" WEST, 35.35 FEET; THENCE NORTH 53°21'24" WEST, 27.21 FEET; THENCE SOUTH 57°35'51" WEST, 72.29 FEET; THENCE NORTH 05°43'37" WEST, 110.38 FEET; THENCE NORTH 17°20'48" WEST, A DISTANCE OF 39.69 FEET; THENCE NORTH 82°28'23" WEST, 20.92 FEET; THENCE NORTH 06°24'08" EAST, 22.59 FEET; THENCE NORTH 54°34'37" WEST, 38.08 FEET; THENCE NORTH 27°07'19" WEST, 23.05 FEET; THENCE NORTH 38°58'06" EAST, 31.31 FEET; THENCE NORTH 56°27'16" EAST, 21.88 FEET; THENCE NORTH 46°17'20" EAST, 45.90 FEET; THENCE NORTH 83°30'21" EAST, A DISTANCE OF 26.42 FEET; THENCE SOUTH 61°06'15" EAST, 28.05 FEET; THENCE NORTH 74°12'36" EAST, 23.65 FEET; THENCE SOUTH 84°02'56" EAST, 24.59 FEET; THENCE NORTH 55°00'05" EAST, 59.28 FEET; THENCE NORTH 14°26'38" EAST, 335.62 FEET; THENCE NORTH 11°01'51" WEST, A DISTANCE OF 23.95 FEET; THENCE NORTH 14°17'53" WEST,

25.78 FEET; THENCE NORTH 20°37'57" WEST, 21.24 FEET; THENCE NORTH 15°19'10" WEST, 27.87 FEET; THENCE NORTH 18°41'17" WEST, 57.20 FEET; THENCE NORTH 12°39'03" WEST, 165.25 FEET; THENCE NORTH 87°13'49" WEST, 21.97 FEET; THENCE SOUTH 52°16'01" WEST, 40.52 FEET; THENCE SOUTH 74°46'15" WEST, 23.14 FEET; THENCE NORTH 66°33'31" WEST, A DISTANCE OF 18.65 FEET; THENCE NORTH 39°05'04" WEST, 22.08 FEET; THENCE NORTH 54°25'29" WEST, 27.26 FEET; THENCE NORTH 06°49'20" EAST, 43.24 FEET; THENCE NORTH 02°10'59" WEST, 66.84 FEET; THENCE NORTH 44°42'03" EAST, 41.82 FEET; THENCE SOUTH 80°03'44" EAST, 30.92 FEET; THENCE NORTH 66°36'24" EAST, 20.31 FEET TO A POINT ON A CURVE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1684.68 FEET, AN ARC DISTANCE OF 52.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°54'03" EAST, 52.90 FEET; THENCE NORTH 21°28'45" WEST, 49.73 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 95.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°52'11" EAST, 94.39 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1160.00 FEET, AN ARC DISTANCE OF 217.73 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°54'47" EAST, 217.41 FEET; THENCE SOUTH 26°14'09" EAST, 16.28 FEET; THENCE NORTH 83°46'22" EAST, 22.12 FEET; THENCE NORTH 23°37'51" EAST, 76.01 FEET; THENCE NORTH 26°04'03" EAST, 39.87 FEET; THENCE NORTH 12°55'23" WEST, 31.20 FEET; THENCE SOUTH 66°10'06" EAST, 18.63 FEET; THENCE SOUTH 64°35'14" EAST, 19.52 FEET; THENCE NORTH 23°30'24" EAST, 38.97 FEET; THENCE SOUTH 82°14'43" EAST, 30.28 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 810.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°22'35" WEST, 766.78 FEET; THENCE SOUTH 76°56'28" WEST, 527.44 FEET; THENCE SOUTH 13°03'32" EAST, 103.15 FEET; THENCE SOUTH 32°59'17" WEST, 91.18 FEET; THENCE SOUTH 64°55'56" WEST, 183.72 FEET; THENCE SOUTH 58°07'51" WEST, 93.88 FEET; THENCE NORTH 71°29'22" WEST, 76.57 FEET; THENCE NORTH 77°42'56" WEST, 32.46 FEET; THENCE SOUTH 50°41'29" WEST, 300.09 FEET; THENCE SOUTH 66°14'00" WEST, 139.60 FEET; THENCE SOUTH 46°28'00" WEST, 60.87 FEET; THENCE SOUTH 26°41'59" WEST, 200.14 FEET; THENCE SOUTH 35°51'46" WEST, 146.50 FEET; THENCE SOUTH 45°01'33" WEST, 200.32 FEET; THENCE SOUTH 59°55'26" WEST, 197.51 FEET; THENCE SOUTH 75°49'41" WEST, 103.16 FEET; THENCE SOUTH 53°48'25" WEST, 66.41 FEET; THENCE SOUTH 64°36'09" WEST, 59.33 FEET; THENCE SOUTH 72°39'57" WEST, 59.84 FEET; THENCE SOUTH 74°39'31" WEST, 52.35 FEET; THENCE SOUTH 79°23'32" WEST, 56.75 FEET; THENCE SOUTH 70°16'59" WEST, 63.01 FEET; THENCE SOUTH 56°47'27" WEST, 70.15 FEET; THENCE SOUTH 47°54'07" WEST, 18.05 FEET; THENCE SOUTH 35°04'32" WEST, 13.52 FEET; THENCE SOUTH 44°26'45" WEST, 18.93 FEET; THENCE SOUTH 49°23'33" WEST, 22.56 FEET; THENCE SOUTH 50°04'08" WEST, 10.63 FEET; THENCE SOUTH 51°10'03" WEST, 43.29 FEET; THENCE SOUTH 52°34'35" WEST, 25.85 FEET; THENCE SOUTH 54°04'51" WEST, 47.89 FEET; THENCE SOUTH 55°30'07" WEST, 21.89 FEET; THENCE SOUTH 56°26'21" WEST, 52.19 FEET; THENCE SOUTH 58°39'41" WEST, 73.42 FEET; THENCE SOUTH 51°40'32" WEST, 50.52 FEET; THENCE SOUTH 50°51'58" WEST, 28.49 FEET; THENCE SOUTH 47°35'03" WEST, 21.86 FEET; THENCE SOUTH 36°10'24" WEST, 172.72 FEET TO THE POINT OF BEGINNING.

PARCEL 2A CONTAINING 532.20 ACRES, MORE OR LESS;

LESS AND EXCEPT

EXCEPTION NO. 1

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°06'17" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 2655.18 FEET; THENCE NORTH 00°50'08" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1638.96 FEET; THENCE CONTINUE NORTH 00°50'08" WEST, ALONG SAID WESTERLY LINE OF SECTION 15, A DISTANCE OF 1063.63 FEET TO THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00°48'41" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 377.21 FEET TO AN INTERSECTION WITH A LINE LYING 10.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED 8-15-2002); THENCE NORTH 51°03'28" EAST, ALONG LAST SAID LINE, 4431.39 FEET; THENCE SOUTH 38°56'32" EAST, 608.77 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1609.04 FEET, AN ARC DISTANCE OF 463.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°15'58" EAST, 462.29 FEET; THENCE SOUTH 21°15'40" EAST, 120.17 FEET; THENCE SOUTH 73°05'18" WEST, 116.34 FEET; THENCE SOUTH 76°10'34" WEST, 67.91 FEET; THENCE SOUTH 47°10'07" WEST, 51.81 FEET; THENCE SOUTH 46°42'30" WEST, 44.81 FEET; THENCE SOUTH 54°57'53" WEST, 47.29 FEET; THENCE SOUTH 28°17'41" EAST, 46.20 FEET; THENCE SOUTH 10°39'57" WEST, 55.71 FEET; THENCE SOUTH 23°05'34" EAST, 37.42 FEET; THENCE SOUTH 07°38'19" WEST, 45.40 FEET; THENCE SOUTH 13°24'52" WEST, 54.07 FEET; THENCE SOUTH 02°34'12" WEST, 56.64 FEET; THENCE SOUTH 05°07'56" WEST, 12.56 FEET TO A POINT ON A CURVE; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1272.35 FEET, AN ARC DISTANCE OF 280.58 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°45'44" WEST, 280.01 FEET; THENCE NORTH 87°05'12" WEST, 11.29 FEET; THENCE NORTH 19°20'22" WEST, 68.56 FEET; THENCE NORTH 59°53'36" WEST, 51.40 FEET; THENCE SOUTH 62°50'47" WEST, 38.08 FEET; THENCE SOUTH 84°44'55" WEST, 9.35 FEET; THENCE NORTH 74°47'52" WEST, 50.36 FEET; THENCE NORTH 64°20'15" WEST, 57.18 FEET; THENCE NORTH 35°22'15" WEST, 198.79 FEET; THENCE NORTH 05°11'45" EAST, 72.05 FEET; THENCE NORTH 44°42'34" EAST, 875.43 FEET TO THE POINT OF BEGINNING.

EXCEPTION NO. 1 CONTAINING 10.60 ACRES, MORE OR LESS.

FURTHER LESS AND EXCEPT

EXCEPTION NO. 2

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 15, A DISTANCE OF 5368.24 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 00°57'01" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 5365.34 FEET TO THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 00°55'25" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 10, A DISTANCE OF 860.39 FEET; THENCE SOUTH 89°04'35" WEST, 459.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°35'52" WEST, 116.25 FEET; THENCE NORTH 68°27'34" WEST, 61.82 FEET; THENCE SOUTH 78°55'04" WEST, 63.26 FEET; THENCE NORTH 71°01'11" WEST, 50.55 FEET; THENCE NORTH 68°52'33" WEST, 53.34 FEET; THENCE NORTH 30°31'41" WEST, 38.39 FEET; THENCE SOUTH 83°27'34" WEST, 31.46 FEET; THENCE SOUTH 66°34'36" WEST, 45.04 FEET; THENCE SOUTH 62°53'24" WEST, 75.65 FEET; THENCE NORTH 28°40'41" WEST, 32.48 FEET; THENCE NORTH 42°20'57" WEST, 47.30 FEET; THENCE NORTH 65°45'24" WEST, 36.32 FEET; THENCE NORTH 06°43'41" EAST, 54.08 FEET; THENCE NORTH 40°49'29" EAST, 47.80 FEET; THENCE NORTH 03°50'21" WEST, 32.50 FEET; THENCE NORTH 74°25'28" WEST, 40.69 FEET; THENCE NORTH 83°13'17" WEST, 29.49 FEET; THENCE SOUTH 89°52'21" WEST, 83.68 FEET; THENCE NORTH 33°34'43" WEST, 59.14 FEET; THENCE NORTH 70°50'40" WEST, 57.87 FEET; THENCE NORTH 81°40'25" WEST, 38.44 FEET; THENCE SOUTH 82°03'24" WEST, 41.84 FEET; THENCE SOUTH 35°29'37" WEST, 54.17 FEET; THENCE NORTH 83°48'39" WEST, 61.83 FEET; THENCE NORTH 27°48'28" WEST, 46.64 FEET; THENCE NORTH 52°48'33" WEST, 50.11 FEET; THENCE SOUTH 45°32'37" WEST, 25.64 FEET; THENCE SOUTH 25°34'43" EAST, 35.59 FEET; THENCE SOUTH 25°14'52" WEST, 38.21 FEET; THENCE SOUTH 24°14'11" WEST, 52.72 FEET; THENCE SOUTH 06°04'52" WEST, 59.22 FEET; THENCE SOUTH 22°50'27" WEST, 61.14 FEET; THENCE SOUTH 54°59'32" WEST, 76.93 FEET; THENCE SOUTH 48°05'07" WEST, 70.52 FEET; THENCE SOUTH 80°43'17" WEST, 42.83 FEET; THENCE SOUTH 71°41'15" WEST, 49.86 FEET; THENCE NORTH 85°27'44" WEST, 41.24 FEET; THENCE NORTH 60°46'08" WEST, 23.85 FEET; THENCE SOUTH 19°24'18" WEST, 30.71 FEET; THENCE SOUTH 22°06'50" EAST, 32.04 FEET; THENCE SOUTH 31°07'02" EAST, 113.00 FEET; THENCE SOUTH 56°45'21" EAST, 38.92 FEET; THENCE SOUTH 57°29'01" EAST, 39.91 FEET; THENCE NORTH 32°45'26" EAST, 28.92 FEET; THENCE NORTH 22°47'34" WEST, 33.12 FEET; THENCE NORTH 51°13'48" EAST, 61.19 FEET; THENCE NORTH 76°05'04" EAST, 84.88 FEET; THENCE SOUTH 72°29'57" EAST, 83.40 FEET; THENCE SOUTH 55°38'16" EAST, 37.30 FEET; THENCE NORTH 70°12'10" EAST, 64.95 FEET; THENCE SOUTH 17°43'11" EAST, 84.52 FEET; THENCE SOUTH 09°20'07" EAST, 45.31 FEET; THENCE SOUTH 14°58'08" WEST, 6.83 FEET; THENCE

SOUTH 42°50'49" WEST, 25.78 FEET; THENCE SOUTH 60°42'57" WEST, 213.00 FEET; THENCE SOUTH 74°53'38" WEST, 189.70 FEET; THENCE NORTH 82°14'43" WEST, 48.73 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 519.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°54'48" WEST, 510.28 FEET; THENCE NORTH 05°58'43" WEST, 184.43 FEET; THENCE NORTH 52°36'52" EAST, 13.24 FEET; THENCE SOUTH 86°21'56" EAST, 29.66 FEET; THENCE NORTH 65°59'28" EAST, 33.53 FEET; THENCE NORTH 19°27'52" EAST, 48.82 FEET; THENCE NORTH 32°14'49" EAST, 48.71 FEET; THENCE NORTH 89°28'13" EAST, 21.74 FEET; THENCE SOUTH 83°16'27" EAST, 45.51 FEET; THENCE NORTH 20°11'21" EAST, 34.30 FEET; THENCE NORTH 45°35'44" EAST, 46.60 FEET; THENCE NORTH 81°04'20" EAST, 55.78 FEET; THENCE NORTH 87°00'34" EAST, 57.67 FEET; THENCE NORTH 83°52'39" EAST, 27.36 FEET; THENCE NORTH 09°44'02" EAST, 59.17 FEET; THENCE NORTH 11°08'47" WEST, 48.88 FEET; THENCE NORTH 00°56'48" EAST, 135.68 FEET; THENCE SOUTH 89°08'35" EAST, 177.99 FEET; THENCE NORTH 89°53'25" EAST, 108.14 FEET; THENCE NORTH 85°03'50" EAST, 0.29 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 155.21 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND NORTH 72°41'23" EAST, 154.01 FEET; THENCE SOUTH 79°30'03" EAST, 21.56 FEET; THENCE NORTH 71°53'31" EAST, 29.66 FEET; THENCE SOUTH 74°59'41" EAST, 73.71 FEET; THENCE SOUTH 06°50'36" EAST, 32.40 FEET; THENCE SOUTH 75°49'08" EAST, 53.24 FEET; THENCE NORTH 55°20'00" EAST, 41.65 FEET; THENCE SOUTH 83°05'32" EAST, 52.07 FEET; THENCE NORTH 84°41'09" EAST, 28.55 FEET; THENCE SOUTH 55°36'34" EAST, 30.87 FEET; THENCE SOUTH 37°53'24" EAST, 24.99 FEET; THENCE SOUTH 09°06'56" WEST, 38.84 FEET; THENCE SOUTH 19°54'24" EAST, 39.84 FEET; THENCE SOUTH 34°32'40" EAST, 78.21 FEET; THENCE SOUTH 16°20'40" EAST, 50.25 FEET; THENCE SOUTH 14°09'30" EAST, 38.17 FEET; THENCE SOUTH 75°56'46" EAST, 53.42 FEET; THENCE NORTH 81°07'30" EAST, 89.00 FEET; THENCE NORTH 75°27'20" EAST, 54.79 FEET; THENCE NORTH 54°17'31" EAST, 84.74 FEET; THENCE NORTH 37°51'20" EAST, 88.70 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 810.00 FEET, AN ARC DISTANCE OF 450.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND SOUTH 28°44'10" EAST, 444.49 FEET TO THE POINT OF BEGINNING.

EXCEPTION NO. 2 CONTAINING 15.18 ACRES, MORE OR LESS.

CONTAINING A NET AREA OF 506.42 ACRES, MORE OR LESS.

PARCEL 2B

A PART OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SECTION 15, A DISTANCE OF 5368.24 FEET TO THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY; THENCE NORTH 89°33'57" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 1452.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38°52'20" EAST, 63.31 FEET; THENCE NORTH 44°49'01" EAST, 29.23 FEET; THENCE NORTH 72°40'16" EAST, 67.27 FEET; THENCE NORTH 31°52'40" EAST, 60.76 FEET; THENCE NORTH 47°23'05" EAST, 45.47 FEET; THENCE NORTH 27°58'36" EAST, 45.91 FEET; THENCE NORTH 16°34'20" EAST, 43.08 FEET; THENCE NORTH 24°57'47" WEST, 24.92 FEET; THENCE NORTH 11°25'25" WEST, 30.73 FEET; THENCE NORTH 58°01'14" WEST, 57.11 FEET; THENCE NORTH 20°48'00" WEST, 31.83 FEET; THENCE NORTH 25°19'19" WEST, 17.52 FEET; THENCE NORTH 27°28'18" EAST, 43.75 FEET; THENCE NORTH 29°38'24" EAST, 32.08 FEET; THENCE NORTH 38°42'20" EAST, 55.49 FEET; THENCE NORTH 29°30'32" EAST, 50.21 FEET; THENCE NORTH 31°17'19" EAST, 51.79 FEET; THENCE NORTH 16°13'46" EAST, 73.70 FEET; THENCE NORTH 36°14'59" EAST, 60.35 FEET; THENCE NORTH 10°42'59" WEST, 46.27 FEET; THENCE NORTH 24°30'16" EAST, 51.08 FEET; THENCE NORTH 31°31'17" EAST, 52.49 FEET; THENCE NORTH 24°27'12" EAST, 57.13 FEET; THENCE NORTH 09°17'16" EAST, 43.91 FEET; THENCE NORTH 35°50'56" EAST, 65.53 FEET; THENCE NORTH 37°49'46" EAST, 56.93 FEET; THENCE NORTH 35°51'39" EAST, 65.21 FEET; THENCE NORTH 25°25'00" EAST, 67.87 FEET; THENCE NORTH 20°43'13" EAST, 56.18 FEET; THENCE NORTH 20°57'34" EAST, 43.73 FEET; THENCE NORTH 18°56'29" EAST, 84.00 FEET; THENCE NORTH 04°21'18" EAST, 56.75 FEET; THENCE NORTH 00°50'31" EAST, 55.67 FEET; THENCE NORTH 10°18'42" WEST, 96.88 FEET; THENCE NORTH 32°02'28" WEST, 44.24 FEET; THENCE NORTH 16°26'19" WEST, 52.99 FEET; THENCE NORTH 81°56'46" WEST, 28.51 FEET; THENCE SOUTH 47°17'31" WEST, 18.92 FEET; THENCE NORTH 19°27'13" WEST, 65.20 FEET; THENCE NORTH 06°16'44" WEST, 65.64 FEET; THENCE NORTH 16°19'52" EAST, 41.76 FEET; THENCE NORTH 13°34'44" EAST, 67.74 FEET; THENCE NORTH 73°59'20" EAST, 42.49 FEET; THENCE NORTH 71°20'10" EAST, 24.86 FEET; THENCE NORTH 11°39'48" EAST, 38.46 FEET; THENCE NORTH 27°08'14" EAST, 29.69 FEET; THENCE NORTH 59°10'02" EAST, 66.97 FEET; THENCE NORTH 42°10'40" EAST, 37.90 FEET; THENCE NORTH 25°49'19" EAST, 63.54 FEET; THENCE NORTH 54°00'30" EAST, 76.36 FEET; THENCE NORTH 54°28'53" EAST, 58.75 FEET; THENCE NORTH 58°54'45" EAST, 63.95 FEET; THENCE NORTH 67°08'02" EAST, 61.51 FEET; THENCE NORTH 63°47'19" EAST, 47.37 FEET; THENCE NORTH 16°05'47" WEST, 52.45 FEET TO A POINT ON CURVE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AN ARC DISTANCE OF 86.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°14'37" WEST, 85.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 140.00 FEET

AN ARC DISTANCE OF 24.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°24'34" WEST, 24.49 FEET; THENCE SOUTH 84°45'13" EAST, 123.11 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 253.51 FEET AN ARC DISTANCE OF 65.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°30'37" EAST, 65.27 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5219.76 FEET AN ARC DISTANCE OF 54.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°12'27" EAST, 54.79 FEET; THENCE SOUTH 15°25'27" EAST, 9.06 FEET; THENCE SOUTH 16°05'47" EAST, 11.06 FEET; THENCE NORTH 79°00'30" EAST, 9.82 FEET; THENCE NORTH 22°05'15" EAST, 4.95 FEET; THENCE NORTH 38°33'48" EAST, 22.76 FEET; THENCE SOUTH 69°14'40" EAST, 41.30 FEET; THENCE NORTH 36°54'33" EAST, 32.11 FEET; THENCE NORTH 36°54'33" EAST, 10.08 FEET; THENCE SOUTH 74°16'50" EAST, 63.77 FEET; THENCE NORTH 63°07'36" EAST, 39.30 FEET; THENCE SOUTH 85°46'42" EAST, 70.32 FEET; THENCE NORTH 88°29'35" EAST, 59.24 FEET; THENCE SOUTH 73°10'56" EAST, 38.89 FEET; THENCE SOUTH 51°37'55" EAST, 42.97 FEET; THENCE SOUTH 49°09'17" EAST, 42.27 FEET; THENCE SOUTH 55°48'05" EAST, 37.32 FEET; THENCE SOUTH 48°21'48" EAST, 53.12 FEET; THENCE SOUTH 30°59'06" EAST, 14.17 FEET; THENCE SOUTH 30°59'06" EAST, 33.48 FEET; THENCE SOUTH 42°11'29" EAST, 55.26 FEET; THENCE SOUTH 38°14'08" EAST, 45.52 FEET; THENCE SOUTH 61°55'29" EAST, 45.96 FEET; THENCE SOUTH 61°55'29" EAST, 6.34 FEET; THENCE SOUTH 81°37'54" EAST, 45.38 FEET; THENCE SOUTH 14°57'13" EAST, 45.09 FEET; THENCE SOUTH 61°46'14" EAST, 51.00 FEET; THENCE SOUTH 80°16'21" EAST, 67.20 FEET; THENCE SOUTH 03°38'29" WEST, 40.24 FEET; THENCE SOUTH 69°18'10" EAST, 30.62 FEET; THENCE SOUTH 53°03'52" EAST, 79.78 FEET; THENCE SOUTH 81°23'48" EAST, 34.53 FEET; THENCE SOUTH 84°33'05" EAST, 37.16 FEET; THENCE SOUTH 66°22'32" EAST, 55.47 FEET; THENCE SOUTH 41°22'04" EAST, 42.68 FEET; THENCE SOUTH 45°03'34" EAST, 51.19 FEET; THENCE SOUTH 66°17'21" EAST, 40.33 FEET; THENCE SOUTH 82°51'42" EAST, 34.58 FEET; THENCE SOUTH 72°23'02" EAST, 54.68 FEET; THENCE SOUTH 69°02'07" EAST, 49.58 FEET; THENCE SOUTH 38°09'54" EAST, 61.47 FEET; THENCE SOUTH 72°46'04" EAST, 63.33 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 163.71 FEET, AN ARC DISTANCE OF 60.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°27'26" EAST, 60.61 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AN ARC DISTANCE OF 141.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°33'18" EAST, 138.25 FEET; THENCE NORTH 42°33'03" WEST, 14.67 FEET; THENCE NORTH 53°34'16" WEST, 69.31 FEET; THENCE NORTH 01°52'18" WEST, 26.55 FEET; THENCE NORTH 65°07'30" EAST, 21.80 FEET; THENCE NORTH 32°22'06" EAST, 24.94 FEET; THENCE SOUTH 82°26'27" EAST, 41.28 FEET; THENCE NORTH 87°39'31" EAST, 41.61 FEET; THENCE SOUTH 65°25'23" EAST, 36.82 FEET; THENCE NORTH 65°34'44" EAST, 43.74 FEET; THENCE NORTH 52°32'47" EAST, 54.74 FEET; THENCE NORTH 00°14'56" WEST, 64.46 FEET; THENCE NORTH 72°30'27" EAST, 26.69 FEET; THENCE SOUTH 01°33'55" WEST, 72.47 FEET; THENCE SOUTH 36°58'36" EAST, 42.78 FEET; THENCE SOUTH 10°31'06" WEST, 25.58 FEET; THENCE SOUTH 84°31'21" EAST, 1.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 205.44 FEET, AN ARC DISTANCE OF 87.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF

SOUTH 57°59'28" EAST, 86.39 FEET; THENCE SOUTH 73°26'55" EAST, 17.32 FEET; THENCE SOUTH 69°39'18" EAST, 25.34 FEET; THENCE SOUTH 36°22'40" EAST, 30.55 FEET; THENCE NORTH 87°50'30" EAST, 49.25 FEET; THENCE SOUTH 24°42'36" EAST, 50.10 FEET; THENCE SOUTH 17°29'47" EAST, 53.31 FEET; THENCE SOUTH 68°19'24" WEST, 56.50 FEET; THENCE SOUTH 59°58'07" WEST, 42.09 FEET; THENCE SOUTH 45°52'05" WEST, 37.28 FEET; THENCE SOUTH 89°46'12" EAST, 79.52 FEET; THENCE SOUTH 88°52'34" EAST, 39.46 FEET; THENCE SOUTH 15°58'11" EAST, 36.37 FEET; THENCE SOUTH 01°07'14" EAST, 57.89 FEET; THENCE SOUTH 35°50'16" WEST, 41.38 FEET; THENCE NORTH 79°09'49" WEST, 70.98 FEET; THENCE NORTH 65°15'55" WEST, 50.14 FEET; THENCE NORTH 62°13'06" WEST, 28.14 FEET; THENCE NORTH 49°20'15" WEST, 11.87 FEET; THENCE SOUTH 44°56'46" WEST, 3.24 FEET; THENCE SOUTH 23°47'58" WEST, 2.95 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 257.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°19'48" WEST, 254.20 FEET; THENCE SOUTH 31°44'46" EAST, 47.17 FEET; THENCE SOUTH 14°26'26" WEST, 63.82 FEET; THENCE SOUTH 16°25'57" EAST, 60.80 FEET; THENCE SOUTH 51°39'28" EAST, 68.50 FEET; THENCE SOUTH 01°40'05" WEST, 66.54 FEET; THENCE SOUTH 35°46'56" EAST, 22.96 FEET; THENCE SOUTH 37°46'30" WEST, 34.45 FEET; THENCE SOUTH 34°58'54" WEST, 15.38 FEET; THENCE SOUTH 34°45'23" WEST, 9.50 FEET; THENCE SOUTH 57°41'39" EAST, 33.74 FEET; THENCE SOUTH 30°41'54" WEST, 98.98 FEET; THENCE SOUTH 64°13'04" EAST, 18.04 FEET; THENCE SOUTH 66°51'19" EAST, 17.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 105.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°58'50" EAST, 104.90 FEET; THENCE NORTH 06°14'57" EAST, 110.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AN ARC DISTANCE OF 275.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°29'40" EAST, 263.88 FEET; THENCE NORTH 07°23'47" EAST, 17.48 FEET; THENCE NORTH 39°50'33" EAST, 47.17 FEET; THENCE NORTH 00°48'10" WEST, 14.70 FEET; THENCE NORTH 40°05'10" WEST, 30.64 FEET; THENCE SOUTH 88°56'46" WEST, 27.13 FEET; THENCE NORTH 57°48'27" WEST, 29.57 FEET; THENCE NORTH 17°34'48" EAST, 37.52 FEET; THENCE NORTH 13°52'07" EAST, 55.55 FEET; THENCE NORTH 59°56'06" EAST, 16.61 FEET; THENCE NORTH 01°30'46" EAST, 64.31 FEET; THENCE NORTH 09°22'30" WEST, 96.98 FEET; THENCE NORTH 01°53'34" EAST, 67.76 FEET; THENCE NORTH 08°15'11" WEST, 61.43 FEET; THENCE NORTH 23°45'27" EAST, 31.72 FEET; THENCE NORTH 37°39'48" EAST, 49.28 FEET; THENCE NORTH 14°13'43" WEST, 39.90 FEET; THENCE NORTH 01°12'40" EAST, 31.46 FEET; THENCE NORTH 67°07'05" EAST, 42.81 FEET; THENCE NORTH 00°55'22" WEST, 116.78 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 179.97 FEET AN ARC DISTANCE OF 308.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°12'30" EAST, 271.93 FEET; THENCE NORTH 10°35'09" WEST, 23.41 FEET; THENCE NORTH 37°47'21" WEST, 131.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 67.95 FEET AN ARC DISTANCE OF 53.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°22'22" WEST, 51.82 FEET; THENCE NORTH 07°01'36" EAST, 76.85 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID

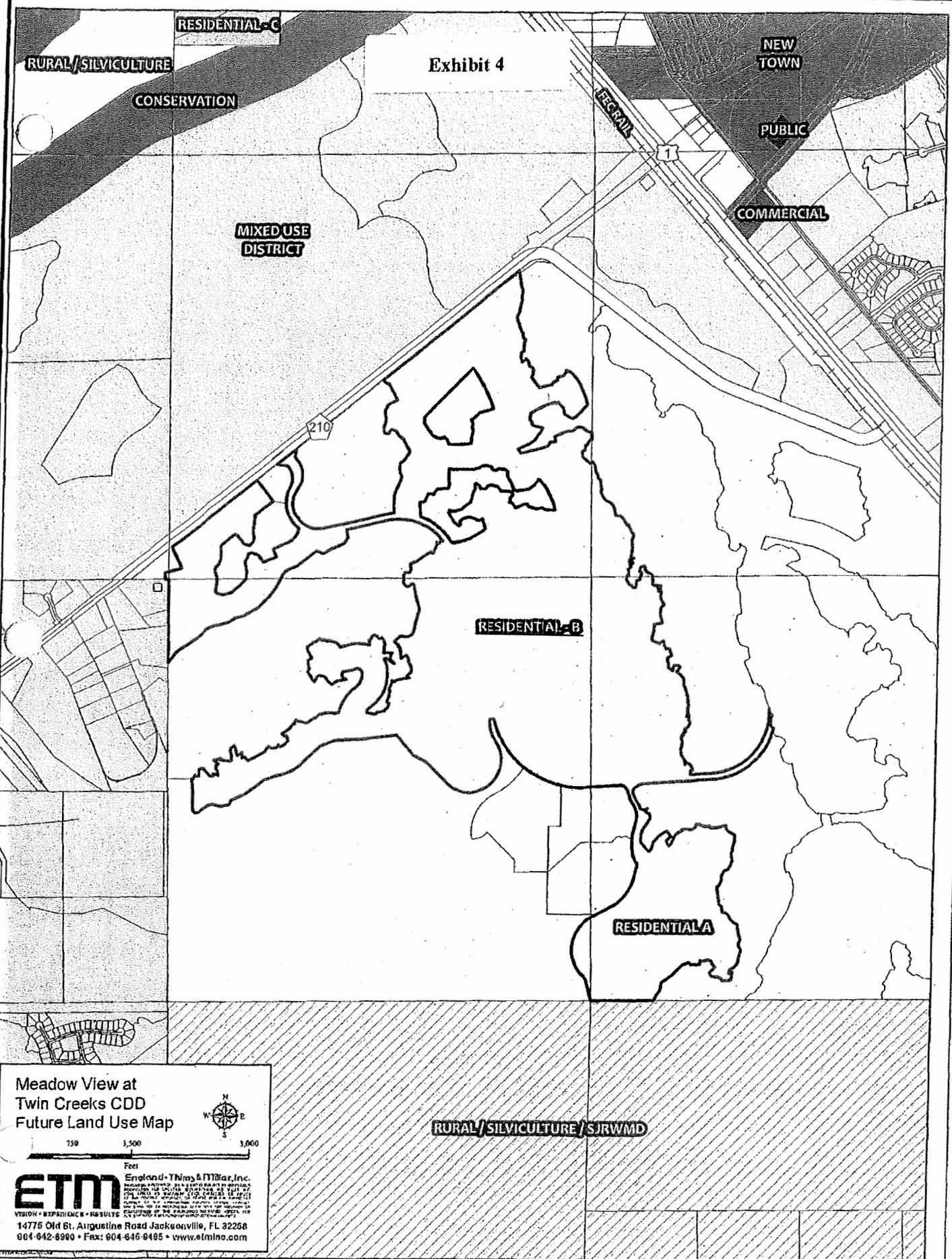
CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 12.01 FEET AN ARC DISTANCE OF 6.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°06'51" WEST, 6.67 FEET; THENCE NORTH 25°15'19" WEST, 49.28 FEET; THENCE NORTH 88°31'52" EAST, 252.15 FEET; THENCE SOUTH 87°42'34" EAST, 125.74 FEET; THENCE SOUTH 01°04'11" EAST, 2363.13 FEET; THENCE SOUTH 89°33'57" WEST, 972.15 FEET; THENCE NORTH 52°31'43" EAST, 16.14 FEET; THENCE NORTH 48°29'24" EAST, 52.45 FEET; THENCE NORTH 07°12'10" EAST, 27.89 FEET; THENCE NORTH 28°43'22" WEST, 30.25 FEET; THENCE NORTH 09°36'38" WEST, 36.42 FEET; THENCE NORTH 04°29'31" EAST, 47.78 FEET; THENCE NORTH 40°49'25" EAST, 39.75 FEET; THENCE NORTH 32°20'46" EAST, 55.71 FEET; THENCE NORTH 09°05'34" EAST, 16.49 FEET; THENCE NORTH 36°55'42" EAST, 30.92 FEET; THENCE NORTH 74°01'00" EAST, 26.05 FEET; THENCE SOUTH 87°01'18" EAST, 2.27 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.00 FEET, AN ARC DISTANCE OF 139.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°21'41" EAST, 136.38 FEET; THENCE NORTH 11°44'18" EAST, 53.88 FEET; THENCE NORTH 55°00'43" WEST, 28.88 FEET; THENCE NORTH 75°57'17" WEST, 23.16 FEET; THENCE NORTH 24°01'13" EAST, 50.44 FEET; THENCE NORTH 37°10'28" WEST, 25.85 FEET; THENCE NORTH 15°21'16" WEST, 50.10 FEET; THENCE NORTH 13°49'06" EAST, 59.85 FEET; THENCE NORTH 44°31'38" EAST, 37.37 FEET; THENCE NORTH 21°32'55" WEST, 45.31 FEET; THENCE NORTH 27°15'55" WEST, 26.02 FEET; THENCE SOUTH 83°17'54" WEST, 26.71 FEET; THENCE NORTH 79°55'45" WEST, 47.06 FEET; THENCE NORTH 45°42'49" WEST, 24.58 FEET; THENCE NORTH 17°46'11" EAST, 18.53 FEET; THENCE NORTH 72°13'49" WEST, 1.81 FEET; THENCE NORTH 62°56'00" WEST, 5.04 FEET; THENCE NORTH 62°29'03" WEST, 1.48 FEET; THENCE NORTH 61°29'02" WEST, 13.04 FEET; THENCE NORTH 59°41'40" WEST, 12.92 FEET; THENCE NORTH 58°05'39" WEST, 10.29 FEET; THENCE NORTH 13°39'22" EAST, 2.51 FEET; THENCE SOUTH 65°10'27" WEST, 24.05 FEET; THENCE SOUTH 29°37'13" EAST, 27.39 FEET; THENCE SOUTH 12°18'32" WEST, 29.70 FEET; THENCE NORTH 71°34'43" WEST, 24.03 FEET; THENCE NORTH 00°43'28" EAST, 64.29 FEET; THENCE SOUTH 45°52'16" WEST, 34.23 FEET; THENCE SOUTH 43°13'52" WEST, 50.03 FEET; THENCE SOUTH 66°52'17" WEST, 35.04 FEET; THENCE SOUTH 84°25'24" WEST, 52.28 FEET; THENCE NORTH 69°34'18" WEST, 25.65 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.00 FEET AN ARC DISTANCE OF 96.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°37'43" EAST, 96.70 FEET; THENCE NORTH 61°20'07" EAST, 20.80 FEET; THENCE SOUTH 20°24'39" EAST, 46.89 FEET; THENCE SOUTH 62°48'20" EAST, 44.79 FEET; THENCE SOUTH 71°16'16" EAST, 36.11 FEET; THENCE SOUTH 53°39'57" EAST, 52.35 FEET; THENCE SOUTH 15°38'11" EAST, 27.11 FEET; THENCE SOUTH 46°09'31" EAST, 18.32 FEET; THENCE SOUTH 04°14'13" EAST, 37.37 FEET; THENCE SOUTH 30°14'14" WEST, 19.95 FEET; THENCE NORTH 46°45'14" WEST, 43.18 FEET; THENCE SOUTH 18°57'47" WEST, 3.54 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 184.42 FEET, AN ARC DISTANCE OF 72.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°28'19" WEST, 72.06 FEET; THENCE SOUTH 25°34'01" EAST, 9.18 FEET; THENCE SOUTH 81°25'46" EAST, 34.58 FEET; THENCE SOUTH 13°32'35" WEST, 113.26 FEET; THENCE SOUTH 25°16'07" WEST, 43.75 FEET; THENCE NORTH 59°19'06" WEST, 52.27 FEET; THENCE NORTH 68°44'34" WEST, 43.03 FEET; THENCE SOUTH 82°04'22" WEST, 45.28 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE

NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 179.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°01'54" WEST, 172.14 FEET; THENCE SOUTH 67°45'29" WEST, 52.13 FEET; THENCE NORTH 43°43'04" WEST, 40.32 FEET; THENCE NORTH 47°03'45" WEST, 56.01 FEET; THENCE NORTH 18°14'57" WEST, 24.66 FEET; THENCE NORTH 34°51'24" EAST, 61.26 FEET; THENCE NORTH 06°45'17" WEST, 36.87 FEET; THENCE NORTH 35°53'18" EAST, 43.77 FEET; THENCE NORTH 42°35'02" WEST, 58.19 FEET; THENCE NORTH 49°17'37" EAST, 36.60 FEET; THENCE NORTH 26°39'46" WEST, 48.82 FEET; THENCE NORTH 51°23'03" WEST, 54.62 FEET; THENCE NORTH 10°32'40" EAST, 33.21 FEET; THENCE NORTH 75°20'57" WEST, 68.57 FEET; THENCE NORTH 57°13'43" WEST, 56.54 FEET; THENCE SOUTH 54°38'07" WEST, 47.24 FEET; THENCE SOUTH 28°58'06" WEST, 42.13 FEET; THENCE SOUTH 16°31'41" WEST, 60.26 FEET; THENCE SOUTH 07°46'28" EAST, 64.09 FEET; THENCE SOUTH 04°40'52" EAST, 65.92 FEET; THENCE SOUTH 13°37'25" EAST, 58.32 FEET; THENCE SOUTH 39°56'16" EAST, 41.18 FEET; THENCE SOUTH 24°54'18" WEST, 33.11 FEET; THENCE NORTH 85°19'22" WEST, 46.90 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 480.00 FEET AN ARC DISTANCE OF 207.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°53'04" WEST, 205.88 FEET; THENCE SOUTH 63°05'04" EAST, 39.17 FEET; THENCE SOUTH 03°10'49" EAST, 52.15 FEET; THENCE SOUTH 53°25'01" WEST, 33.32 FEET; THENCE SOUTH 24°10'20" WEST, 41.54 FEET; THENCE SOUTH 19°32'13" EAST, 45.55 FEET; THENCE SOUTH 16°30'55" WEST, 23.00 FEET; THENCE SOUTH 89°33'57" WEST, 1755.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2B CONTAINING 123.80 ACRES, MORE OR LESS,

SAID PARCELS CONTAINING AN OVERALL ACREAGE OF 630.22 ACRES, MORE OR LESS

Exhibit 4



Meadow View at
Twin Creeks CDD
Future Land Use Map



750 1,500 3,000

Feet

ETM

England-Thoms & Miller, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Argueline Road Jacksonville, FL 32258
904-642-8990 • Fax: 904-646-9485 • www.etmno.com

Exhibit 5

Meadow View at Twin Creeks CDD
St. Johns County, Florida

Estimate of Costs and Timetable of Construction

Infrastructure Improvements	Phase 1 2015-2017	Future Phase 2018-2021	Total Cost
Earthwork	\$ 4,200,481.05	\$ 14,151,022.75	\$ 18,351,503.80
Water, Sewer, Reuse, and Drainage System	\$ 5,941,985.00	\$ 20,723,970.00	\$ 26,665,955.00
Roadway Improvements	\$ 3,053,391.00	\$ 10,236,637.00	\$ 13,290,028.00
Landscape and Hardscape Improvements	\$ 500,000.00	\$ 650,000.00	\$ 1,150,000.00
Recreation Improvements	\$ 200,000.00	\$ 7,000,000.00	\$ 7,200,000.00
Wetland Mitigation	\$ 250,000.00	\$ 250,000.00	\$ 500,000.00
Design and Contingency	\$ 4,526,674.26	\$ 16,963,721.52	\$ 21,490,395.78
Total Cost	\$ 18,672,531.31	\$ 69,975,351.27	\$ 88,647,882.58

Exhibit 6

**Meadow View at Twin Creeks CDD
St. Johns County, Florida**

Infrastructure Improvements	Constructed By	Proposed Owner and Maintenance Entity
Stormwater Ponds and Control Structures	CDD	CDD
Roadway Stormwater Conveyance System	CDD	CDD
Roadway Improvements	CDD	CDD
Water, Sewer and Reclaim System	CDD	SJC*
Recreation Improvements	CDD	CDD
Landscape and Hardscape Improvements	CDD	CDD

*Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

Exhibit 7

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT**

**Statement
Of
Estimated Regulatory Costs**

November 18, 2015



Provided by

**Governmental Management Services, LLC
475 West Town Place Suite 114
St. Augustine Florida 32092
Phone: 904-940-5850
Website: www.govmgtsvc.com**

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Meadow View at Twin Creeks Community Development District** (“District”). The proposed District will comprise approximately 630.22 proposed acres of land located within St. Johns County, Florida (the “County”). The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2) (d), Florida Statutes as follows:

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

1.2 Overview of the Meadow View at Twin Creeks Community Development District

The proposed District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the Meadow View at Twin Creeks Community Development District. Meadow View at Twin Creeks Community Development District will encompass approximately 630.22 acres and will include 1,400 single family residential units. All development units are authorized for inclusion in the District.

A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers.” Section 190.002 (1) (a) F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning and police possessed by general purpose governments. A community development district is an alternative means of financing, constructing, operating, and maintaining community infrastructure for developments, such as the Meadow View at Twin Creeks development.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541 (2), Florida Statutes (2015), defines the elements of a statement of estimated regulatory costs must contain:

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

(b) A good faith estimate of the cost to the agency (1), and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

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

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

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

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

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

(1) For the purposes of this SERC the term “agency” means St. Johns County and the term rule means the ordinance(s), which St. Johns County will enact in connection with the District.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

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

As noted above, the development is a residential community designed for up to 1,400 single family residential units. Formation of the District would provide roadway improvements, entry features with landscaping/hardscaping, master and neighborhood sewer/water/reuse improvements, stormwater system, amenity areas and wetland mitigation. It is not anticipated that anyone outside the development would be affected by the rule creating the District, although the State of Florida and the County would be required to comply with the rule.

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

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed, will encompass less than 1,000 acres. The costs to review the record of the local hearing, the transcript of the hearing, and the resolutions adopted by the local general purpose government will be offset by the filing fee required under 190.005 (2) (E), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed district must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

St. Johns County

The proposed land for the District is located within St Johns County and consists of less than 1,000 acres. The County and their staff members may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. The process the County will follow will not require the County to add resources for the petition process.

These costs to the County are modest for a number of reasons. First, according to chapter 190, F.S., review of the petition to establish the District does not include analysis of the project itself. Such analysis of the project is prohibited by Statute. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the County routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to establish a community development district. In addition the County's filing fee of \$ 15,759 will offset the minimal costs incurred by the County. The following illustrates the minimal nature of any other costs the County may incur due to the approval of the District. Within 30 days of the effective date of approval of the ordinance approving the District, the District must record a notice of establishment (190.0485 Florida Statutes). The clerk recording fees in the St. Johns County property records for all documents are set at \$10.00 for the first page and \$8.50 for each additional page. It is estimated that the cost of recording of the establishment notice for the proposed District will be less than \$60. The fees established by the Clerk are designed to cover all costs so there will be no additional costs to the County for the filing.

The annual costs to the local governments, because of the establishment of the District, are also very small. The proposed District is an independent unit of local government, which is responsible for its budget, administration, reporting and established powers within its boundaries. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County. The following examples demonstrate the minimal additional annual costs to the County.

First, pursuant to section 190.008 Florida Statutes the District must provide the County with its annual budget but no action is required by the County. The County has no requirement to review the District's budget but can do so as an option. We know of no County reviewing the budget of a community development district. If the County does decide to review the budget then staff resources would be required. Since the County has professional staff that can review the budget no capital expenditures would be needed for such a review.

Second, pursuant to section 189.018 Florida Statutes (2015), the District must provide a public facilities report to St. Johns County. The purpose of the report is to help foster and promote coordination between the County and the District regarding public facilities. The report helps to eliminate possible duplicate facilities and the provision of services. The report also assists the County in the evaluation of the capital improvement element of the St. Johns County Comprehensive Plan. Costs to the County related to the public facilities report are minimal because the County is not required to take any action on the report and the District files the report.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Gateway development. It has its own sources of revenue. No state or local subsidies are required or expected.

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

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

Table 1 provides an outline of the various facilities the proposed District is presently expected to provide. The proposed CDD intends to finance the infrastructure improvements.

Table 1. Meadow View at Twin Creeks Community Development District Proposed Facilities and Services

FACILITY	FUNDED BY	O&M	OWNERSHIP
Stormwater Ponds Control Structures	CDD	CDD	CDD
Roadway Stormwater Conveyance Systems	CDD	SJC	SJC*
Roadway Improvements	CDD	SJC	SJC*
Sewer/Water/Reclaim System	CDD	SJC	SJC*
Recreation / Amenities	CDD	CDD	CDD
Landscape / Hardscape	CDD	CDD	CDD

CDD = Meadow View at Twin Creeks Community Development District; SJC=St. Johns County

* Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

The petitioner has estimated the design and development costs for providing the capital facilities as outlined in Table 1. The cost estimates are shown in Table 2 below. Total

design and development costs for these facilities are estimated to be approximately \$88,295,883. The District may issue special assessment or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program as outlined in Table 1.

**Table 2. Meadow View at Twin Creeks Community Development District
Cost Estimate for District Facilities**

Infrastructure cost estimates are based on preliminary estimates of probable construction costs estimated from the most recent Conceptual Plans. The infrastructure consists of the following categories:

Table 2

<u>Category</u>	<u>Cost</u>
Earthwork	\$ 18,351,504
Master Water/Sewer/Reuse Improvements	\$ 26,665,955
Roadway Improvements	\$ 13,290,028
Recreation Improvements	\$ 7,200,000
Design and Contingency	\$ 21,490,396
Landscape & Hardscape	\$ 1,150,000
Wetland Mitigation	<u>\$ 500,000</u>
Total Projected Costs of Improvements	<u>\$ 88,647,883</u>

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the seller to all prospective purchasers of property within the District.

A Community Development District ("CDD") provides residents with the option of having higher levels of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, County provision, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

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

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

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

Fourth, the CDD has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

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

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid all of its contracts. This affords small businesses the opportunity to bid on District work.

St. Johns County, Florida has a population in 2015 that is greater than 75,000. Therefore the County is not defined as a "small county" according to Section 120.52 (18), Florida Statutes.

7.0 Any additional useful information.

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

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

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

There have been no good faith written proposals submitted to the agency as described in section 120.541(1)(a), Florida Statutes.

Exhibit 8

Authorization of Agent

This letter shall serve as a designation of Jonathan T. Johnson of Hopping Green & Sams, P.A., whose address is 119 S. Monroe Street, Suite 300, Tallahassee, Florida 32301, to act as agent for Heartwood 23, LLC, a Florida limited liability company, with regard to any and all matters pertaining to the Petition to the St. Johns County Board of County Commissioners to establish a Community Development District pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

WITNESSES:

HEARTWOOD 23, LLC, a Florida limited liability company

Lisa C. Cathell
Name: Lisa C. Cathell

Billie Glasser
Name: Billie Glasser

By: [Signature]
Name: Bruce J Parker
Title: Vice President
Date: 11/6/15

STATE OF FLORIDA,
COUNTY OF BROWARD, to wit:

On this 6th of November, 20 15, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Bruce J Parker the V.P. of Heartwood 23, LLC, a Florida limited liability company, and he/she acknowledged the above instrument to be the act of said Developer.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Lisa C. Cathell
Notary Public
LISA C. CATHELL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # EE836783
EXPIRES 9/19/2016
My commission expires: _____
BONDED THROUGH 11/15/2016 NOTARY

The St. Augustine Record

COPY OF ADVERTISEMENT

PUBLISHED ONE TIME - FEBRUARY 2, 9, 16, 23, 2016
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **NICOLE CORRIVEAU**

who on oath says that he/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 **DISPLAY AD**

In/the matter of **NOTICE OF LOCAL PUBLIC HEARING FILE #CDD 2015-03**

was published in said newspaper **FEBRUARY 2, 9, 16, 23, 2016**

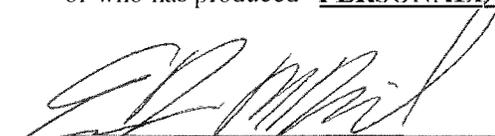
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post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



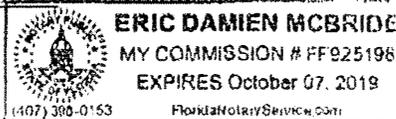
NICOLE CORRIVEAU

Sworn to and subscribed before me this **25th day of FEBRUARY, 2016.**

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



(Signature of Notary Public)



(Seal)

**NOTICE OF LOCAL
PUBLIC HEARING
St. Johns County Board of
County Commissioners
For Establishment of the Meadow View of Twin Creeks
Community Development District**

DATE: March 1, 2016
TIME: 9:00 a.m.
LOCATION: County Auditorium, County Administration Building
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 March 1, 2016, in the County Auditorium of the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider an ordinance granting a petition to establish the "Meadow View of Twin Creeks Community Development District" (the "District"). The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2015); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

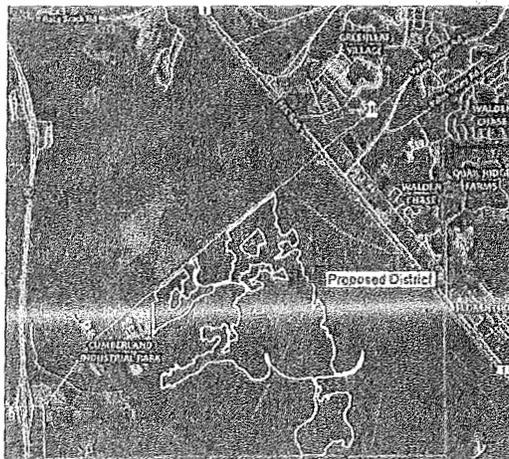
The District is comprised of approximately 630.22 acres, more or less, generally located north of the Twelve Mile Swamp Conservation and Wildlife Management Area, west of U.S. Highway 1 North, east of I-95 and south of C.R. 201 West, entirely within St. Johns County, Florida. The petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by such district under Florida law, including Chapter 190, Florida Statutes.

Copies of the petition, department reports and proposed ordinance are open to public inspection at the Growth Management Department in the Permit Center at 4040 Lewis Speedway, St. Augustine, Florida.

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 local unit of general-purpose 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) 209-0650 or the County Administration Building, 500 San Sebastian View, 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
JEB SMITH, CHAIR
File Number: CDD 2015-03
L288-16 Feb 2, 9, 16, 23, 2016**



STATE OF FLORIDA DEPARTMENT OF STATE

I, KEN DETZNER, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of St. Johns County Ordinance No. 2016-11, which was filed in this office on March 7, 2016, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.

**Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
7th day of March, A.D., 2016.**



Ken Detzner
Secretary of State

If photocopied or chemically altered, the word "VOID" will appear.

"State of Florida" appears in small letters across the face of this 8 1/2 x 11" document.