

**APPLICATION FOR CHANGES TO A
DEVELOPMENT OF REGIONAL IMPACT (DRI)
UNDER SECTION 380.06(7), FLORIDA STATUTES**

**City of Jacksonville
Planning and Development Department**

- 1. DRI Name:** The Bartram Park DRI
- 2. Date of Application:** February 8, 2022, Revised February 21, 2022 & March 4, 2022
- 3. DRI Master Developer**

(name, address, email, phone):

Winslow Farms, Ltd.
700 Ponte Vedra Lakes Blvd
Ponte Vedra Beach, FL 32082-1260

**Property Owners and Developers
(name, address, email, phone):**

Bartram Commons Property
Owners Association, Inc.
700 Ponte Vedra Lakes Blvd
Ponte Vedra Beach, FL 32082-1260

Chadbourn VI LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, Florida
32250

Chadbourn VII LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, Florida
32250

Chadbourn VIII LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, Florida
32250

4. Authorized Agents (name, address, email, phone).

Driver, McAfee, Hawthorne & Diebenow, PLLC
Attn: Staci M. Rewis, Esq.
One Independent Drive, Suite 1200
Jacksonville, Florida 32202
srewis@drivermcafee.com
(904) 301-1269

England-Thims & Miller, Inc.
Attn: Ray Spofford, AICP, CNU-A
14775 Old St. Augustine Road
Jacksonville, Florida 32258
spoffordr@etminc.com
(904) 642-8990

5. Location of approved DRI and proposed amendment. (Include RE# and Address along with other location identifiers)

Winslow Farms, Ltd., the DRI Master Developer, Bartram Commons Property Owners Association, Inc., Chadbourne VI LLC, Chadbourne VII LLC and Chadbourne VIII LLC (“collectively, the Applicant”) are requesting an amendment to Map H to modify the designation of approximately 11.4 acres within the Bartram Park Development of Regional Impact (the “DRI”) from Waterbodies to Office/Commercial/Residential/Hotel and include the land within a portion of DRI Parcel 31. The land has Real Estate #: 168139-0540, 168139-0550 and 168139-0115 (“Chadbourne Property”) and a portion of 168139-0105 (“POA Property”) with an address of 0 Interstate 95 and 0 Racetrack Road and located between I-95 and State Road 9B (a/k/a 295) north of Racetrack Road. The Chadbourne Property and the POA Property may collectively be referred to as the Property. For clarification purposes, the Property legal description will also be added to the DRI legal description to ensure the Property is within the DRI.

The Chadbourne Property is proposed to be developed as part of a 1,069 unit multi-family project with associated amenities located within a portion of DRI Parcels 28, 29, 30 and 31 (all of which have a DRI designation of Office/Commercial/Residential/Hotel) on a total of approximately 38.93 acres (the “Project”).

The Property is currently a stormwater pond. The DRI Master Developer intends to reconfigure the stormwater pond. As a result of the reconfiguration, the Chadbourne Property will be filled and developed as part of the Project. The POA Property, the remainder of the reconfigured stormwater pond, will provide drainage to the Project, surrounding DRI lands and I-95.

A revised legal description of the overall DRI labeled **Exhibit “1”**, along with a revised Map H dated February 2, 2022, labeled **Exhibit “A”**, are attached hereto; both of which reflect the Property.

6. **Description of the proposed change/s. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in the development order.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Planning and Development Department to clarify the nature of the change or resulting impacts.

The Property will be added to DRI Parcel 31. The Property will be designated Office/Commercial/Residential/Hotel as depicted on the revised Map H, and the DRI legal description will be updated to ensure the DRI includes the Property. Revised MapH is attached hereto along with the Land Use Parcel Table, dated April 2, 2021. No new entitlements are being requested to be added to the DRI for the Property or the Project. Instead, existing DRI multi-family residential development rights will be allocated for development of the Project. Therefore, there will be no increase in intensity or density of the DRI.

There are no changes to the DRI Development Order phasing dates, commencement date, build-out date, development order conditions and requirements or the representations contained in the DRI Development Order. This application is only applicable to the City of Jacksonville portion of the DRI and the DRI Development Order. A companion small scale Comprehensive Plan Amendment to change the future land use designation of the Property to Multi-Use within the Suburban Development Area and subject the Property to Comprehensive Plan Future Land Use Element Policy 4.3.2 is being submitted simultaneous with this application. In addition, a companion Planned Unit Development rezoning to the Bartram Park Planned Unit Development (the "PUD") is also being submitted simultaneously with this application, to among other items, include the Chadbourne Property in the PUD.

7. **List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order and provide a brief description of the previous changes.**
 - A. Ordinance 2000-451-E approved the DRI effective August 4, 2000 (Duval County).
 - B. Ordinance 2000-1210-E corrected scrivener's errors in the original DRI ordinance and achieved consistency to the Regional Report; provided means for determining when each parcel meets transportation mitigation requirements.
 - C. Ordinance 2003-594-E provided mechanism for development of Parcel 45 which is to be combined with an adjacent parcel in the Grand Park DRI as an office parcel; specified which terms and conditions of the DRI would apply to the combined parcel.
 - D. Ordinance 2004-426-E revised minimum/maximum land use table and Map H to permit multifamily on certain parcels.
 - E. Ordinance 2005-267-E timeframes for Bartram Park Boulevard and Transportation conditions with credit and Map amendment, including approving wetland impacts and associated with Racetrack Road improvements.

- F. Ordinance 2005-843-E amended Map H to add commercial, hotel, and hospital to Parcel 8, revised land use conversion table and the minimum/maximum for residential, commercial, and office.
- G. Ordinance 2006-505-E added 322 acres in Duval and 638 in St. Johns County, amending Map H, revising transportation conditions, revising minimum and maximum land use thresholds and donating land in St. Johns County.
- H. Ordinance 2006-864-E addressed elementary school site donation and acceptance.
- I. Ordinance 2007-1140-E extended build out, termination and expiration dates, increased maximum office square footage and modified certain transportation conditions.
- J. Ordinance 2009-351-E changed the phasing schedule for residential, hotel, office and commercial, replacing transportation by parcel, revising minimum/maximum thresholds, revised the construction schedule for Racetrack Road to allow proportionate share contributions.
- K. Ordinance 2013-349-E replaced requirement to four-lane the west section of Racetrack Road with an obligation to make payments to St. Johns County and allow development on Parcels 49 and 50.
- L. Ordinance 2017-487-E amended Map H to permit multi-family residential uses on Parcel 45 in Duval County.
- M. Ordinance 2021-304-E added approximately 10.895 acres of property in Duval County and amended the DRI legal description and Map H to incorporate the additional land in order to allow a multi-family project with related amenities on Parcel 55.

8. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the DRI or development order conditions.

Revised Map H dated February 2, 2022, is attached hereto as **Exhibit "A."**

9. Include the precise language that is being proposed to be deleted or added as an amendment to the development order.

The amendment includes the following:

- The Revised DRI Legal Description (**Exhibit "1"**)
- The Revised Map H dated February 2, 2022 (**Exhibit "A"**)
- There are no amendments to the language of the DRI Development Order.

10. Include Ownership Affidavit, Agent Authorization and Master Developer Authorization (see attached forms)

See **Exhibit "B"** attached hereto.

Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

Re: Agent Authorization for Property located within the Bartram Park project with RE #s a portion of 168139-0105

To Whom It May Concern:

You are hereby advised that the undersigned is an owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC and England-Thims & Miller, Inc. to act as agents to file an application(s) for a change in land use, an amendment to the Bartram Park Development of Regional Impact Development Order and PUD rezoning to the Bartram Park Planned Unit Development, and such other land use approvals and development permits for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested changes for the above referenced property.

Bartram Commons Property Owners Association, Inc., a Florida corporation

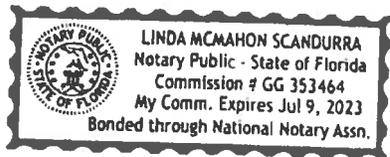
By: *Arthur E. Lankford*
Name: Arthur E. Lankford
Title: VICE PRESIDENT

STATE OF FLORIDA

COUNTY OF ST Johns

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 31st day of may, 2022 by Arthur E. Lankford, as Vice President of Bartram Commons Property Owners Association, Inc., on behalf of said corporation. He/She is personally known to me or has produced _____ as identification.

Linda M Scandurra
Notary Public, State of Florida
Linda M Scandurra
Notary's Printed Name
My Commission Expires: 7/9/23



Property Ownership Affidavit

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202

Re: Property Ownership Affidavit for Property located within the Bartram Park project with RE # a portion of 168139-0105

Ladies and Gentlemen,

I, Arthur E. Lancaster, as Vice President of Bartram Commons Property Owners Association, Inc., hereby certify that said entity is an Owner of the property described in **Exhibit 1**, in connection with filing application(s) for a change in land use, an amendment to the Bartram Park Development of Regional Impact Development Order and PUD rezoning to the Bartram Park Planned Unit Development, and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

**Bartram Commons Property Owners Association,
Inc., a Florida corporation**

By: [Signature]
Name: Arthur E. Lancaster
Title: Vice President

STATE OF FLORIDA
COUNTY OF ST JOHN

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3rd day of may, 2022 by Arthur E. Lancaster as Vice president of Bartram Commons Property Owners Association, Inc., on behalf of said corporation. He/She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida
Linda M Scandurra
Notary's Printed Name
My Commission Expires: 7/9/23

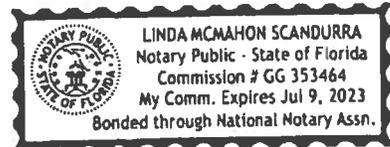


Exhibit C
Bartram Park DRI
Master Developer Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

**Re: Property located within the Bartram Park project with RE #s 168139-0150
and 168139-0115**

To Whom It May Concern:

You are hereby advised that the undersigned is the Master Developer of the Bartram Park Development of Regional Impact (the "DRI"). Said Master Developer hereby authorizes and empowers Chadbourne VI LLC, Chadbourne VII LLC and Chadbourne VIII LLC (collectively, the "Property Owners") and the Property Owners' consultants, Driver, McAfee, Hawthorne & Diebenow, PLLC and England-Thims & Miller, Inc., to act as agents to file an Application for Changes to a Development of Regional Impact to the DRI Development Order and such other land use approvals and development permits for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested changes for the above referenced property.

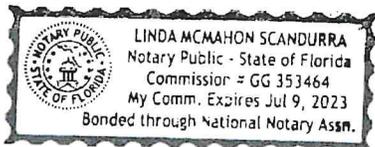
WINSLOW FARMS, LTD., a Florida limited partnership

By: WINSLOW FARMS, INC., a Florida corporation,
its sole General Partner

By: *Arthur E. Conner*
Name: Arthur E. Conner
Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 26th day of January, 2022 by Arthur E. Conner as VP of Winslow Farms, Inc., a Florida corporation, the general partner of WINSLOW FARMS, LTD., a Florida limited partnership, on behalf of said partnership. He/She is personally known to me or has produced _____ as identification.



Linda M Scandurra
Notary Public, State of Florida
Linda M Scandurra
Notary's Printed Name
My Commission Expires: 7/9/23

**WRITTEN CONSENT TO ACTION IN LIEU OF A SPECIAL MEETING
OF THE DIRECTORS OF
WINSLOW FARMS, INC.**

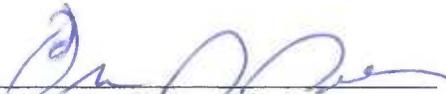
(Re: Appointing Officers)

Pursuant to the authority contained in Section 607.0821 of the Florida Statutes, the undersigned, being all of the directors of **WINSLOW FARMS, INC.**, a corporation organized and existing under the laws of the State of Florida, as the General Partner of **WINSLOW FARMS, LTD.**, a limited partnership organized and existing under the laws of the State of Florida (the "Corporation"), do hereby take and adopt the following actions, in writing, in lieu of holding a special meeting:

1. **J. THOMAS DODSON** shall remain as the President of the Corporation.
2. **CLAYTON W. McNEEL** shall remain as Vice President of the Corporation.
3. **ARTHUR E. LANCASTER** hereby is appointed as Vice President of the Corporation.
4. All of the lawful acts and proceedings of the officers of the Corporation, for and on behalf of the Corporation, are hereby approved, ratified, and confirmed in every respect.

Dated effective as of June 30, 2013.

DIRECTORS' SIGNATURES:


FRED B. BULLARD, JR.

J. THOMAS DODSON

CLAYTON W. McNEEL

DIRECTORS' SIGNATURES:

FRED B. BULLARD, JR.



J. THOMAS DODSON

CLAYTON W. McNEEL

DIRECTORS' SIGNATURES:

FRED B. BULLARD, JR.

J. THOMAS DODSON



CLAYTON W. McNEEL

Property Ownership Affidavit

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202

Re: Property Ownership Affidavit for Property located within the Bartram Park project with RE # 168139-0540

Ladies and Gentlemen,

I, MATTHEW S. MCAFFEE, as VICE PRESIDENT of Chadbourne VI LLC, a Florida limited liability company, hereby certify that said entity is an Owner of the property described in **Exhibit 1**, in connection with filing application(s) for a change in land use, an amendment to the Bartram Park Development of Regional Impact Development Order and PUD rezoning to the Bartram Park Planned Unit Development, and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

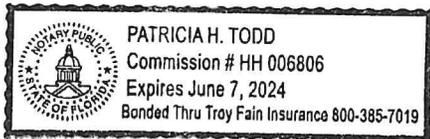
CHADBOURNE VI LLC, a Florida limited liability company

By: [Signature]
Name: Matthew S. McAfee
Title: Vice President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3 day of MAY, 2022 by Matthew S. McAfee, as Vice President of **CHADBOURNE VI LLC**, a Florida limited liability company, on behalf of said company. S/he is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida



Notary's Printed Name
My Commission Expires: _____

CHADBOURNE VI LLC

**Joint Unanimous Written Consent of the Sole Member and
the Sole Manager in Lieu of an Organizational Meeting**

The undersigned, being the sole member (the “Member”), and the sole manager (the “Manager”), of Chadbourne VI LLC, a Florida limited liability company (the “Company”), acting in lieu of an organizational meeting pursuant to Section 605.04073(4) and Section 605.04073(5) of the Florida Revised Limited Liability Company Act, does hereby (a) waive all notice of the place, purpose and time of a meeting, and (b) adopt, approve, authorize, confirm, consent to and ratify the following:

Articles of Organization

RESOLVED, that the Company’s Articles of Organization, as filed with the Secretary of State of the State of Florida on April 29, 2021, a copy of which is attached hereto as Exhibit A (the “Articles of Organization”), hereby are adopted, approved, authorized, confirmed, consented to and ratified; and

FURTHER RESOLVED, that a copy of the Articles of Organization, certified by the Secretary of State of the State of Florida, shall be inserted in the Company’s minute book.

Operating Agreement

RESOLVED, that the Company’s Operating Agreement, substantially in the form attached hereto as Exhibit B (the “Operating Agreement”), hereby is adopted, approved, authorized, confirmed, consented to and ratified as the initial operating agreement of the Company; and

FURTHER RESOLVED, that a copy of the Operating Agreement shall be inserted in the Company’s minute book.

Authorized Membership Units

RESOLVED, that the maximum number of Membership Units the Company is authorized to issue is designated in the Operating Agreement.

Election of Managers

RESOLVED, that the following individual hereby is appointed to serve as a manager of the Company until the next annual meeting of the Member and until its successor is duly appointed or elected and qualified pursuant to the applicable provisions contained in the Operating Agreement, or until the earlier of such manager’s dissolution, removal or resignation:

EJ8LD4 LLC

Compensation of Managers

RESOLVED, that the Manager is assumed to serve without compensation and is entitled to compensation, or reimbursement for expenses, only upon specific resolution of the Member, which authorization may be given before or after the rendering of services or the incurrence of expenses giving rise to such compensation or reimbursement.

Election of Officers

RESOLVED, that the following individuals hereby are elected to serve as officers of the Company, to hold the office or offices set forth opposite their respective names below until the next annual meeting of the Manager and until their respective successors are duly appointed or elected and qualified pursuant to the applicable provisions contained in the Operating Agreement, or until the earlier of such officers' respective death, removal or resignation:

Len W. Allen, Jr. – President, Secretary and Treasurer
Matthew S. McAfee – Vice President

Compensation of Officers

RESOLVED, that officers who are full time employees of the Company are entitled to compensation as determined by the Manager. Officers who are not full time employees of the Company are assumed to serve without compensation and are entitled to compensation only upon specific resolution of the Manager, which authorization may be given before or after the rendering of services giving rise to such compensation.

Bank Accounts, Credit Cards, and Corporate Borrowing

RESOLVED, that the President, the Treasurer and any Assistant Treasurer of the Company hereby are authorized:

1. To open, maintain or discontinue accounts of the Company with any bank or trust company;
2. To deposit or cause to be deposited in those banks or trust companies all of the Company's funds;
3. To authorize banks and trust companies in which the Company maintains accounts to accept for deposit in those accounts checks and drafts made payable to the order of the Company; and
4. To prescribe such rules and conditions pertaining to the accounts as they consider necessary or appropriate to protect the Company's interests.

FURTHER RESOLVED, that the Company's Secretary hereby is authorized to certify any standard bank, credit card or loan resolution necessary to effectuate the foregoing authorizations and to insert copies of those resolutions in the Company's minute book.

Organizational Expenses

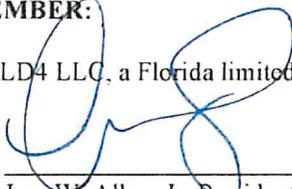
RESOLVED, that the Company is authorized to pay all organizational fees and expenses of the Company, whether incurred before or after the commencement of the Company's existence, and to reimburse all persons who have paid such fees and expenses on behalf of the Company.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the undersigned member and manager has executed this Joint Unanimous Written Consent of the Sole Member and the Sole Manager in Lieu of an Organizational Meeting as of April 29, 2021.

MEMBER:

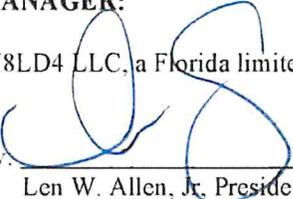
EJ8LD4 LLC, a Florida limited liability company

By: 

Len W. Allen, Jr, President

MANAGER:

EJ8LD4 LLC, a Florida limited liability company

By: 

Len W. Allen, Jr, President

Property Ownership Affidavit

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202

Re: Property Ownership Affidavit for Property located within the Bartram Park project with RE # 168139-0550

Ladies and Gentlemen,

I, MATTHEW S. MCAFEE, as VICE PRESIDENT of Chadbourne VII LLC, a Florida limited liability company, hereby certify that said entity is an Owner of the property described in **Exhibit 1**, in connection with filing application(s) for a change in land use, an amendment to the Bartram Park Development of Regional Impact Development Order and PUD rezoning to the Bartram Park Planned Unit Development, and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

CHADBOURNE VII LLC, a Florida limited liability company

By: *[Signature]*
Name: Matthew S. McAfee
Title: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3 day of MAY, 2022 by MATTHEW S. McAfee, as Vice President of **CHADBOURNE VII LLC**, a Florida limited liability company, on behalf of said company. S/he is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida



Notary's Printed Name
My Commission Expires: _____

CHADBOURNE VII LLC

**Joint Unanimous Written Consent of the Sole Member and
the Sole Manager in Lieu of an Organizational Meeting**

The undersigned, being the sole member (the "Member"), and the sole manager (the "Manager"), of Chadbourne VII LLC, a Florida limited liability company (the "Company"), acting in lieu of an organizational meeting pursuant to Section 605.04073(4) and Section 605.04073(5) of the Florida Revised Limited Liability Company Act, does hereby (a) waive all notice of the place, purpose and time of a meeting, and (b) adopt, approve, authorize, confirm, consent to and ratify the following:

Articles of Organization

RESOLVED, that the Company's Articles of Organization, as filed with the Secretary of State of the State of Florida on April 29, 2021, a copy of which is attached hereto as Exhibit A (the "Articles of Organization"), hereby are adopted, approved, authorized, confirmed, consented to and ratified; and

FURTHER RESOLVED, that a copy of the Articles of Organization, certified by the Secretary of State of the State of Florida, shall be inserted in the Company's minute book.

Operating Agreement

RESOLVED, that the Company's Operating Agreement, substantially in the form attached hereto as Exhibit B (the "Operating Agreement"), hereby is adopted, approved, authorized, confirmed, consented to and ratified as the initial operating agreement of the Company; and

FURTHER RESOLVED, that a copy of the Operating Agreement shall be inserted in the Company's minute book.

Authorized Membership Units

RESOLVED, that the maximum number of Membership Units the Company is authorized to issue is designated in the Operating Agreement.

Election of Managers

RESOLVED, that the following individual hereby is appointed to serve as a manager of the Company until the next annual meeting of the Member and until its successor is duly appointed or elected and qualified pursuant to the applicable provisions contained in the Operating Agreement, or until the earlier of such manager's dissolution, removal or resignation:

EJ8LD4 LLC

Compensation of Managers

RESOLVED, that the Manager is assumed to serve without compensation and is entitled to compensation, or reimbursement for expenses, only upon specific resolution of the Member, which authorization may be given before or after the rendering of services or the incurrence of expenses giving rise to such compensation or reimbursement.

Election of Officers

RESOLVED, that the following individuals hereby are elected to serve as officers of the Company, to hold the office or offices set forth opposite their respective names below until the next annual meeting of the Manager and until their respective successors are duly appointed or elected and qualified pursuant to the applicable provisions contained in the Operating Agreement, or until the earlier of such officers' respective death, removal or resignation:

Len W. Allen, Jr. – President, Secretary and Treasurer
Matthew S. McAfee – Vice President

Compensation of Officers

RESOLVED, that officers who are full time employees of the Company are entitled to compensation as determined by the Manager. Officers who are not full time employees of the Company are assumed to serve without compensation and are entitled to compensation only upon specific resolution of the Manager, which authorization may be given before or after the rendering of services giving rise to such compensation.

Bank Accounts, Credit Cards, and Corporate Borrowing

RESOLVED, that the President, the Treasurer and any Assistant Treasurer of the Company hereby are authorized:

1. To open, maintain or discontinue accounts of the Company with any bank or trust company;
2. To deposit or cause to be deposited in those banks or trust companies all of the Company's funds;
3. To authorize banks and trust companies in which the Company maintains accounts to accept for deposit in those accounts checks and drafts made payable to the order of the Company; and
4. To prescribe such rules and conditions pertaining to the accounts as they consider necessary or appropriate to protect the Company's interests.

FURTHER RESOLVED, that the Company's Secretary hereby is authorized to certify any standard bank, credit card or loan resolution necessary to effectuate the foregoing authorizations and to insert copies of those resolutions in the Company's minute book.

Organizational Expenses

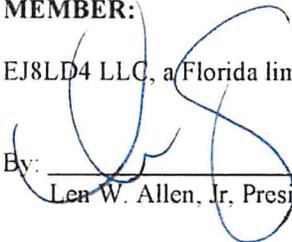
RESOLVED, that the Company is authorized to pay all organizational fees and expenses of the Company, whether incurred before or after the commencement of the Company's existence, and to reimburse all persons who have paid such fees and expenses on behalf of the Company.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the undersigned member and manager has executed this Joint Unanimous Written Consent of the Sole Member and the Sole Manager in Lieu of an Organizational Meeting as of April 29, 2021.

MEMBER:

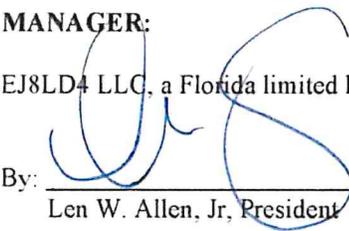
EJ8LD4 LLC, a Florida limited liability company

By: 

Len W. Allen, Jr, President

MANAGER:

EJ8LD4 LLC, a Florida limited liability company

By: 

Len W. Allen, Jr, President

Property Ownership Affidavit

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202

Re: Property Ownership Affidavit for Property located within the Bartram Park project with RE # 168139-0115

Ladies and Gentlemen,

I, MATTHEW S. MCAFEE, as VICE PRESIDENT of Chadbourne VIII LLC, a Florida limited liability company, hereby certify that said entity is an Owner of the property described in **Exhibit 1**, in connection with filing application(s) for a change in land use, an amendment to the Bartram Park Development of Regional Impact Development Order and PUD rezoning to the Bartram Park Planned Unit Development, and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

CHADBOURNE VIII LLC, a Florida limited liability company

By: _____
Name: Matthew S. McAfee
Title: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3 day of MAY, 2022 by Matthew S. McAfee, as Vice President of **CHADBOURNE VIII LLC**, a Florida limited liability company, on behalf of said company. S/he is personally known to me or has produced _____ as identification.

Notary Public, State of Florida



Notary's Printed Name
My Commission Expires: _____

CHADBOURNE VIII LLC

**Joint Unanimous Written Consent of the Sole Member and
the Sole Manager in Lieu of an Organizational Meeting**

The undersigned, being the sole member (the "Member"), and the sole manager (the "Manager"), of Chadbourne VIII LLC, a Florida limited liability company (the "Company"), acting in lieu of an organizational meeting pursuant to Section 605.04073(4) and Section 605.04073(5) of the Florida Revised Limited Liability Company Act, does hereby (a) waive all notice of the place, purpose and time of a meeting, and (b) adopt, approve, authorize, confirm, consent to and ratify the following:

Articles of Organization

RESOLVED, that the Company's Articles of Organization, as filed with the Secretary of State of the State of Florida on July 29, 2021, a copy of which is attached hereto as Exhibit A (the "Articles of Organization"), hereby are adopted, approved, authorized, confirmed, consented to and ratified; and

FURTHER RESOLVED, that a copy of the Articles of Organization, certified by the Secretary of State of the State of Florida, shall be inserted in the Company's minute book.

Operating Agreement

RESOLVED, that the Company's Operating Agreement, substantially in the form attached hereto as Exhibit B (the "Operating Agreement"), hereby is adopted, approved, authorized, confirmed, consented to and ratified as the initial operating agreement of the Company; and

FURTHER RESOLVED, that a copy of the Operating Agreement shall be inserted in the Company's minute book.

Authorized Membership Units

RESOLVED, that the maximum number of Membership Units the Company is authorized to issue is designated in the Operating Agreement.

Election of Managers

RESOLVED, that the following individual hereby is appointed to serve as a manager of the Company until the next annual meeting of the Member and until its successor is duly appointed or elected and qualified pursuant to the applicable provisions contained in the Operating Agreement, or until the earlier of such manager's dissolution, removal or resignation:

EJ8LD4 LLC

Compensation of Managers

RESOLVED, that the Manager is assumed to serve without compensation and is entitled to compensation, or reimbursement for expenses, only upon specific resolution of the Member, which authorization may be given before or after the rendering of services or the incurrence of expenses giving rise to such compensation or reimbursement.

Election of Officers

RESOLVED, that the following individuals hereby are elected to serve as officers of the Company, to hold the office or offices set forth opposite their respective names below until the next annual meeting of the Manager and until their respective successors are duly appointed or elected and qualified pursuant to the applicable provisions contained in the Operating Agreement, or until the earlier of such officers' respective death, removal or resignation:

Len W. Allen, Jr. – President, Secretary and Treasurer
Matthew S. McAfee – Vice President

Compensation of Officers

RESOLVED, that officers who are full time employees of the Company are entitled to compensation as determined by the Manager. Officers who are not full time employees of the Company are assumed to serve without compensation and are entitled to compensation only upon specific resolution of the Manager, which authorization may be given before or after the rendering of services giving rise to such compensation.

Bank Accounts, Credit Cards, and Corporate Borrowing

RESOLVED, that the President, the Treasurer and any Assistant Treasurer of the Company hereby are authorized:

1. To open, maintain or discontinue accounts of the Company with any bank or trust company;
2. To deposit or cause to be deposited in those banks or trust companies all of the Company's funds;
3. To authorize banks and trust companies in which the Company maintains accounts to accept for deposit in those accounts checks and drafts made payable to the order of the Company; and
4. To prescribe such rules and conditions pertaining to the accounts as they consider necessary or appropriate to protect the Company's interests.

FURTHER RESOLVED, that the Company's Secretary hereby is authorized to certify any standard bank, credit card or loan resolution necessary to effectuate the foregoing authorizations and to insert copies of those resolutions in the Company's minute book.

Organizational Expenses

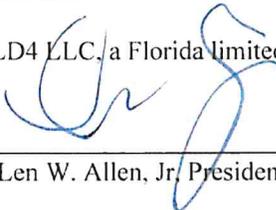
RESOLVED, that the Company is authorized to pay all organizational fees and expenses of the Company, whether incurred before or after the commencement of the Company's existence, and to reimburse all persons who have paid such fees and expenses on behalf of the Company.

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IN WITNESS WHEREOF, the undersigned member and manager has executed this Joint Unanimous Written Consent of the Sole Member and the Sole Manager in Lieu of an Organizational Meeting as of July 29, 2021.

MEMBER:

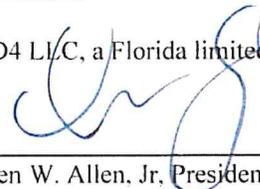
EJ8LD4 LLC, a Florida limited liability company

By: 

Len W. Allen, Jr, President

MANAGER:

EJ8LD4 LLC, a Florida limited liability company

By: 

Len W. Allen, Jr, President

EXHIBIT A

Property Ownership Affidavit

Date: _____

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: **0 Interstate 95**
RE #: a portion of 168139-0105

Gentlemen:

I, Arthur E. Lancaster, as Director of Bartram Commons Property Owners Association, Inc. hereby certify that Bartram Commons Property Owners Association Inc. is the Owner of the property described in the attached legal description, Exhibit 1 in connection with filing application(s) for an amendment to the Bartram Park Development of Regional Impact submitted to the Jacksonville Planning and Development Department.

Bartram Commons Property Owners Association, Inc.,
a Florida corporation

By: Arthur E. Lancaster
Name: Arthur E. Lancaster
As: Director

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner. This may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of February, 2022, by Arthur E. Lancaster as Director of Bartram Commons Property Owners Association, Inc. on behalf of the corporation. He (check one) is personally known to me, or has produced a valid driver's license as identification.

Linda M Scandurra (SEAL)

Notary Public, State of Florida and county aforesaid
Name: Linda M Scandurra
My Commission Expires: 7/9/23
My Commission Number is: 66 353964



Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

**Re: Agent Authorization for Property located within the Bartram Park project with
RE # 168139-0540**

To Whom It May Concern:

You are hereby advised that the undersigned is an owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC and England-Thims & Miller, Inc. to act as agents to file an application(s) for a change in land use, an amendment to the Bartram Park Development of Regional Impact Development Order and PUD rezoning to the Bartram Park Planned Unit Development, and such other land use approvals and development permits for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested changes for the above referenced property.

CHADBOURNE VI LLC, a Florida limited liability company

By: _____
Name: Matthew S. McAfee
Title: Vice President

STATE OF FLORIDA
COUNTY OF DUAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3 day of MAY, 2022 by Matthew S. McAfee, as Vice President of **CHADBOURNE VI LLC**, a Florida limited liability company, on behalf of said company. She is personally known to me or has produced _____ as identification.

Notary Public, State of Florida



Notary's Printed Name
My Commission Expires: _____

Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

**Re: Agent Authorization for Property located within the Bartram Park project with
RE # 168139-0550**

To Whom It May Concern:

You are hereby advised that the undersigned is an owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC and England-Thims & Miller, Inc. to act as agents to file an application(s) for a change in land use, an amendment to the Bartram Park Development of Regional Impact Development Order and PUD rezoning to the Bartram Park Planned Unit Development, and such other land use approvals and development permits for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested changes for the above referenced property.

CHADBOURNE VII LLC, a Florida limited liability company

By: _____
Name: Matthew S. McAfee
Title: Vice President

STATE OF FLORIDA
COUNTY OF DUNALD

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3 day of MAY, 2022 by Matthew S. McAfee, as Vice President of **CHADBOURNE VII LLC**, a Florida limited liability company, on behalf of said company. She is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida



Notary's Printed Name
My Commission Expires: _____

Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

**Re: Agent Authorization for Property located within the Bartram Park project with
RE # 168139-0115**

To Whom It May Concern:

You are hereby advised that the undersigned is an owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC and England-Thims & Miller, Inc. to act as agents to file an application(s) for a change in land use, an amendment to the Bartram Park Development of Regional Impact Development Order and PUD rezoning to the Bartram Park Planned Unit Development, and such other land use approvals and development permits for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested changes for the above referenced property.

CHADBOURNE VIII LLC, a Florida limited liability company

By: 
Name: Matthew S. McAfee
Title: Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3 day of MAY, 2022 by Matthew S. McAfee, as Vice President of **CHADBOURNE VIII LLC**, a Florida limited liability company, on behalf of said company. S/he is personally known to me or has produced _____ as identification.


Notary Public, State of Florida



Notary's Printed Name
My Commission Expires: _____

EXHIBIT B - Agent Authorization Affidavit - Property Owner

Date: 2/1/22

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: Agent Authorization for the following site location: 0 Interstate 95,
RE # a portion of 168139-0105

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC and England-Thims & Miller, Inc. to act as its agents to file application(s) for an amendment to the Bartram Park Development of Regional Impact for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner Is Individual:

If Owner is Corporate Entity:

Bartram Commons Property Owners Association,
Inc., a Florida corporation

By: N/A
Name:

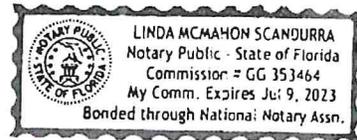
By: Arthur E. Lancaster
Name: Arthur E. Lancaster
Its: Director

*If Owner is a Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner, this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF St Johns

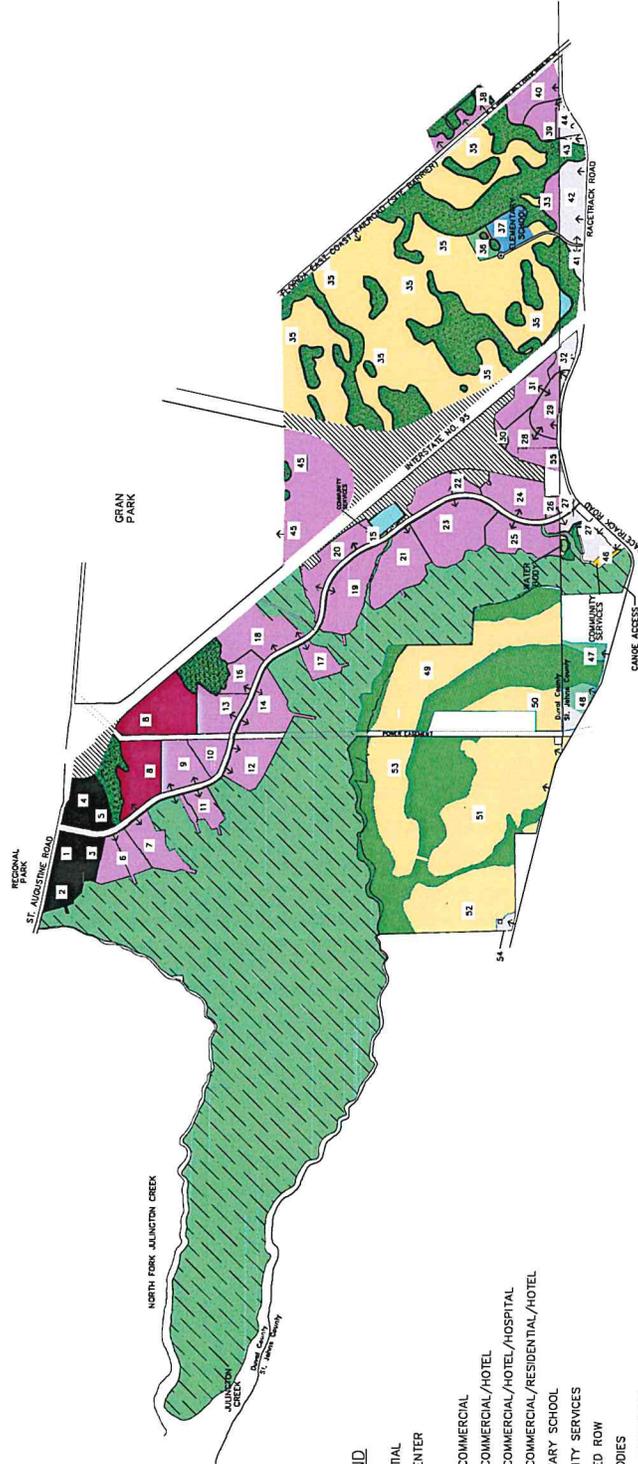
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of February, 2022, by Arthur E. Lancaster as Director of Bartram Commons Property Owners Association, Inc., on behalf of the corporation. He (check one) is personally known to me, or has produced a valid driver's license as identification.

Linda M Scandurra (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Linda M Scandurra
My Commission Expires: 7/9/23
My Commission Number is: 66353464



BARTRAM PARK

Exhibit A



LEGEND

- RESIDENTIAL
- TOWN CENTER
- OFFICE
- OFFICE/COMMERCIAL
- OFFICE/COMMERCIAL/HOTEL
- OFFICE/COMMERCIAL/HOTEL/HOSPITAL
- OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
- ELEMENTARY SCHOOL
- COMMUNITY SERVICES
- PROPOSED ROW
- WATERBODIES
- PARK / RECREATION
- CONSERVATION BUFFERS
- CONSERVATION
- INTERCHANGES (RESERVATION AS REQUESTED)
- PUBLIC LANDS (SHOWN FOR INFORMATION ONLY. NOT INCLUDED IN DRI)

LAND USE	ACREAGE	UNITS	SQ. FT.	ROOMS
RETAIL / COMMERCIAL	292.24	-	1,800,000	-
OFFICE	474.45	-	3,124,778	-
APARTMENTS	31.08	-	-	900
RESIDENTIAL	156.00	15,600	-	-
SUBTOTAL 1	2,153.44	8600	4,924,778	900
COMMUNITY FACILITIES	23.91	-	-	-
INFRASTRUCTURE	316.33	-	-	-
OPEN SPACE	1187.28	-	-	-
SUBTOTAL 2	1,527.22	-	-	-
TOTAL	3,728.66	8600	4,924,778	900

MAP H - DEVELOPMENT PLAN

REVISED: 02/02/22

Exhibit "1"

Bartram Park Development of Regional Impact Legal Description – Duval County, Florida

Parcel 1

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

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

Parcel 2

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

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

Parcel 3

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

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

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

SUBJECT TO:

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

(CEMETERY)

LESS AND EXCEPT:

A portion of Section 6, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of said Section 6; thence South 01°51'26" East, along the Easterly line of said Section 6, 287.56 feet; thence run the following two (2) courses and distances along the Northerly right-of-way line of Race Track Road (a 66 foot right-of-way as per monumentation and local recognition); COURSE NO. 1: Southwesterly along and around the arc of a curve concave Southeasterly, having a radius of 1178.80 feet, an arc distance of 307.81 feet, said arc being subtended by a chord bearing and distance of South 50°28'42" West, 306.94 feet to the point of tangency of said curve; COURSE NO. 2: South 43°04'24" West, 1065.28 feet; thence North 07°56'21" West, a distance of 560.47 feet to the POINT OF BEGINNING; thence North 08°16'29" West, a distance of 211.13 feet; thence North 83°01'48" East, a distance of 211.73 feet; thence South 08°15'53" East, a distance of 212.06 feet; thence South 83°16'55" West, a distance of 211.72 feet to the POINT OF BEGINNING.

Parcel 4

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

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

Parcel 5

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

LESS AND EXCEPT TRACTS 1, 2, 2A, 2B, 2C AND 2D AS DESCRIBED BELOW:

TRACT 1

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 2386.46 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64); THENCE SOUTH 40°25'29" EAST, ALONG LAST SAID LINE, 5828.19 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 40°25'29" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1346.71 FEET TO THE SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 49°34'31" WEST, 50.00 FEET; COURSE NO. 2: SOUTH 40°25'29" EAST, 248.24 FEET; THENCE SOUTH 38°42'34" WEST, 2.72 FEET; THENCE SOUTH 73°20'47" WEST, 94.61 FEET; THENCE SOUTH 72°47'12" WEST, 65.43 FEET; THENCE SOUTH 84°05'35" WEST, 69.75 FEET; THENCE SOUTH 85°07'31" WEST, 64.63 FEET; THENCE SOUTH 77°44'39" WEST, 118.74 FEET; THENCE SOUTH 79°08'53" WEST, 101.15 FEET; THENCE SOUTH 76°09'39" WEST, 81.45 FEET; THENCE SOUTH 75°52'28" WEST, 112.93 FEET; THENCE SOUTH 73°40'45" WEST, 97.63 FEET; THENCE SOUTH 48°17'38" WEST, 93.45 FEET; THENCE SOUTH 64°39'32" WEST, 114.37 FEET; THENCE SOUTH 62°07'16" WEST, 125.14 FEET; THENCE SOUTH 63°45'41" WEST, 134.91 FEET; THENCE SOUTH 71°52'10" WEST, 112.08 FEET; THENCE NORTH 79°40'01" WEST, 148.44 FEET; THENCE SOUTH 62°59'42" WEST, 93.33 FEET; THENCE SOUTH 50°35'41" WEST, 7.74 FEET, TO THE ARC OF A CURVE TO THE NORTHWEST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 935.00 FEET, AN ARC DISTANCE OF 463.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°19'59" WEST, 458.60 FEET; THENCE NORTH 56°25'45" EAST, 109.26 FEET; THENCE NORTH 39°27'33" EAST, 126.73 FEET; THENCE NORTH 35°46'47" EAST, 101.76 FEET; THENCE NORTH 58°00'37" EAST, 96.83 FEET; THENCE NORTH 55°31'45" EAST, 97.27 FEET; THENCE NORTH 42°33'10" EAST, 93.57 FEET; THENCE NORTH 15°36'46" EAST, 68.16 FEET; THENCE NORTH 26°53'23" EAST, 98.01 FEET; THENCE NORTH 04°51'56" EAST, 158.63 FEET; THENCE NORTH 07°19'19" EAST, 120.63 FEET; THENCE NORTH 08°02'11" EAST, 134.88 FEET; THENCE NORTH 11°26'11" WEST, 72.91 FEET; THENCE NORTH 57°16'15" WEST, 45.59 FEET; THENCE NORTH 34°46'30" EAST, 70.12 FEET; THENCE NORTH 54°42'12" EAST, 65.07 FEET; THENCE SOUTH 87°12'58" EAST, 33.86 FEET; THENCE NORTH 39°02'51" EAST, 100.90 FEET; THENCE NORTH 69°47'15" EAST, 89.33 FEET; THENCE NORTH 50°10'30" EAST, 54.70 FEET; THENCE NORTH 25°35'54" EAST, 67.51 FEET; THENCE NORTH 31°47'36" EAST, 36.84 FEET, TO THE POINT OF BEGINNING.

CONTAINING 34.94 ACRES, MORE OR LESS.

TRACT 2

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST, 936.05 FEET TO THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 3: CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 358.25

FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°31'59" WEST, 358.19 FEET TO THE POINT OF TANGENCY, SAID POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 288.98 FEET; THENCE SOUTH 74°32'46" WEST, 200.00 FEET; THENCE SOUTH 15°27'14" EAST, 80.00 FEET; THENCE NORTH 74°32'46" EAST, 200.00 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST, 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 36.78 FEET; THENCE SOUTH 64°56'24" WEST, 260.51 FEET; THENCE SOUTH 25°03'36" EAST, 80.00 FEET; THENCE NORTH 64°56'24" EAST, 254.83 FEET; THENCE SOUTH 21°00'11" EAST, 561.18 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 42.45 FEET; THENCE SOUTH 22°27'59" WEST, 200.00 FEET; THENCE SOUTH 67°32'01" EAST, 80.00 FEET; THENCE NORTH 22°27'59" EAST, 200.00 FEET; THENCE SOUTH 67°32'01" EAST, 42.45 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 53.79 FEET; THENCE SOUTH 51°23'20" WEST, 300.00 FEET; THENCE SOUTH 38°36'40" EAST, 100.00 FEET; THENCE NORTH 51°23'20" EAST, 300.00 FEET; THENCE SOUTH 38°36'40" EAST, 74.52 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 22.82 FEET; THENCE SOUTH 70°34'20" WEST, 63.49 FEET; THENCE SOUTH 13°59'21" EAST, 29.76 FEET; THENCE SOUTH 67°41'40" WEST, 328.37 FEET; THENCE SOUTH 22°18'20" EAST, 80.00 FEET; THENCE NORTH 67°41'40" EAST, 316.67 FEET; THENCE SOUTH 13°59'21" EAST, 42.87 FEET; THENCE NORTH 61°34'00" EAST, 42.24 FEET; THENCE SOUTH 05°28'39" EAST, 219.76 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 153.12 FEET; THENCE SOUTH 76°52'21" WEST, 200.00 FEET; THENCE SOUTH 13°07'39" EAST, 80.00 FEET; THENCE NORTH 76°52'21" EAST, 200.00 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST, 1015.20 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING

SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.89 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE SOUTH 10°09'51" WEST, 591.84 FEET; THENCE SOUTH 79°50'09" EAST, 80.00 FEET; THENCE NORTH 10°09'51" EAST, 628.72 FEET; THENCE NORTH 32°45'49" EAST, 110.73 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH 64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET; THENCE SOUTH 15°58'12" EAST, 200.00 FEET; THENCE NORTH 74°01'48" EAST, 80.00 FEET; THENCE NORTH 15°58'12" WEST, 231.00 FEET; THENCE NORTH 52°50'57" EAST, 615.08 FEET; THENCE NORTH 10°08'02" EAST, 335.05 FEET; THENCE NORTH 29°31'35" EAST, 110.11 FEET; THENCE NORTH 58°03'59" EAST, 106.66 FEET; TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 417.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°20'12" EAST, 415.26 FEET; THENCE SOUTH 38°00'34" WEST, 141.86 FEET; THENCE SOUTH 01°53'32" WEST, 210.88 FEET; THENCE SOUTH 13°24'43" WEST, 308.28 FEET; THENCE SOUTH 81°38'21" WEST, 300.00 FEET; THENCE SOUTH 08°21'39" EAST, 80.00 FEET; THENCE NORTH 81°38'21" EAST, 300.00 FEET; THENCE SOUTH 08°21'39" EAST, 109.05 FEET; THENCE SOUTH 43°17'29" EAST, 302.20 FEET; THENCE NORTH 86°51'31" EAST, 100.00 FEET; THENCE SOUTH 67°47'52" EAST, 540.95 FEET; THENCE SOUTH 07°06'24" WEST, 165.83 FEET; THENCE SOUTH 44°55'49" WEST, 168.91 FEET; THENCE SOUTH 18°53'04" EAST, 221.15 FEET; THENCE SOUTH 41°03'24" EAST, 667.70 FEET; THENCE SOUTH 60°52'59" WEST, 200.00 FEET; THENCE SOUTH 29°07'01" EAST, 80.00 FEET; THENCE NORTH 60°52'59" EAST, 216.92 FEET; THENCE SOUTH 17°10'39" EAST, 511.78 FEET; THENCE SOUTH 52°42'37" EAST, 335.86 FEET; THENCE NORTH 74°30'57" EAST, 245.80 FEET; THENCE SOUTH 27°54'04" EAST, 214.27 FEET; THENCE SOUTH 48°04'53" WEST, 176.04 FEET; THENCE SOUTH 06°17'05" WEST, 281.60 FEET; THENCE SOUTH 24°55'19" EAST, 157.18 FEET; THENCE SOUTH 16°00'38" EAST, 148.34 FEET; THENCE SOUTH 35°04'35" EAST, 216.71 FEET; THENCE SOUTH 74°11'55" EAST, 235.48 FEET; THENCE SOUTH 21°33'32" EAST, 100.36 FEET; THENCE SOUTH 12°45'16" WEST, 141.61 FEET; THENCE SOUTH 76°13'58" WEST, 239.92 FEET; THENCE SOUTH 13°46'02" EAST, 80.00 FEET; THENCE NORTH 76°13'58" EAST, 200.00 FEET; THENCE SOUTH 40°17'20" EAST, 304.03 FEET; THENCE SOUTH 23°49'55" WEST, 231.09 FEET; THENCE SOUTH 48°22'03" WEST, 162.98 FEET; THENCE SOUTH 04°54'43" WEST, 519.42 FEET; THENCE SOUTH 76°38'20" EAST, 53.60 FEET;

THENCE SOUTH 52°12'16" EAST, 122.90 FEET; THENCE SOUTH 16°37'38" WEST, 67.39 FEET; THENCE SOUTH 35°49'15" WEST, 176.88 FEET; THENCE NORTH 84°36'42" WEST, 200.00 FEET; THENCE SOUTH 05°23'18" WEST, 80.00 FEET; THENCE SOUTH 84°36'42" EAST, 200.00 FEET; THENCE SOUTH 05°23'18" WEST, 78.78 FEET; THENCE SOUTH 41°05'50" WEST, 222.30 FEET; THENCE SOUTH 19°11'05" EAST, 189.15 FEET; THENCE SOUTH 14°02'06" EAST, 154.06 FEET; THENCE SOUTH 05°06'00" WEST, 281.43 FEET; THENCE SOUTH 25°49'11" WEST, 70.84 FEET; THENCE SOUTH 32°02'10" WEST, 143.92 FEET; THENCE SOUTH 01°23'13" EAST, 194.46 FEET; THENCE SOUTH 84°04'29" EAST, 141.05 FEET; THENCE NORTH 48°17'58" EAST, 85.96 FEET; THENCE NORTH 62°03'30" EAST, 101.02 FEET; THENCE NORTH 78°41'14" EAST, 44.99 FEET; THENCE SOUTH 09°42'04" EAST, 167.13 FEET; THENCE SOUTH 56°09'55" WEST, 236.51 FEET; THENCE NORTH 81°16'27" WEST, 128.33 FEET; THENCE SOUTH 60°38'08" WEST, 136.82 FEET; THENCE SOUTH 02°18'47" WEST, 231.52 FEET; THENCE NORTH 87°41'13" WEST, 248.17 FEET; THENCE SOUTH 02°18'47" WEST, 80.00 FEET; THENCE SOUTH 87°41'13" EAST, 200.00 FEET; THENCE SOUTH 33°22'05" WEST, 167.53 FEET; THENCE SOUTH 20°53'23" EAST, 648.29 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 878.35 FEET, AN ARC DISTANCE OF 573.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°06'29" WEST, 563.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 70°23'16" WEST, 156 FEET, MORE OR LESS, TO THE EASTERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE EASTERLY AND NORTHERLY SHORELINE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK, 15,700 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 25, SAID SOUTH LINE BEARING NORTH 88°47'53" EAST, FROM THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE SOUTH 88°47'53" WEST, ALONG LAST SAID LINE, 890 FEET, MORE OR LESS, TO SAID SOUTHWEST CORNER OF SECTION 25, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 88°44'46" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 2745 FEET, MORE OR LESS, TO THE AFORESAID NORTHERLY SHORELINE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY AND EASTERLY ALONG SAID NORTHERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK AND ALONG THE EASTERLY SHORELINE/MEAN HIGH WATER LINE OF JULINGTON CREEK AND ALONG THE SOUTHERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF SAID JULINGTON CREEK, A DISTANCE OF 23,400 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 27, ALSO BEING THE WEST LINE OF SAID SECTION 26; THENCE SOUTH 00°52'56" WEST, ALONG LAST SAID LINE, 1035 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 26; THENCE NORTH 88°36'13" EAST, ALONG LAST SAID LINE, 464.04 FEET; THENCE NORTH 89°45'39" EAST, 623.39 FEET; THENCE NORTH 01°11'54" EAST, 12.60 FEET TO AFORESAID SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 26; THENCE NORTH 88°36'13" EAST,

ALONG LAST SAID LINE, 235.04 FEET TO THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 26; THENCE NORTH 01°11'57" EAST, ALONG LAST SAID LINE, 582 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID SOUTHERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK, A DISTANCE OF 3,100 FEET, MORE OR LESS, TO THE SOUTH LINE OF TRACT A. AS SHOWN ON THE PLAT OF JULINGTON COUNTRY CLUB ESTATES, AS RECORDED IN PLAT BOOK 28, PAGES 41 AND 41B. OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 88°25'26" EAST, ALONG LAST SAID LINE, 160 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TRACT A; THENCE NORTH 01°40'45" WEST, ALONG LAST SAID LINE, 300 FEET, MORE OR LESS, TO THE AFORESAID EASTERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, 2,800 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE NORTH 88°13'59" EAST, ALONG LAST SAID LINE, 22 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 23, ALSO BEING THE WEST LINE OF SAID SECTION 24; THENCE NORTH 01°15'52" WEST, ALONG LAST SAID LINE, 44 FEET, MORE OR LESS, TO THE AFORESAID EASTERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE NORTHERLY, ALONG LAST SAID LINE, 1,300 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD, SAID LINE BEARING NORTH 73°46'32" WEST FROM THE AFORESAID REFERENCE POINT "A"; THENCE SOUTH 73°46'32" EAST, ALONG LAST SAID LINE, 79 FEET, MORE OR LESS, TO SAID REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 1946.65 ACRES, MORE OR LESS.

TRACT 2A

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

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 6; THENCE SOUTH 01°22'57" EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 6, A DISTANCE OF 380 FEET, MORE OR LESS TO THE WESTERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°22'57" EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 6, A DISTANCE OF 1120 FEET, MORE OR LESS TO AN INTERSECTION OF A LINE LYING 134 FEET NORTHERLY OF AND PARALLEL TO THE NORTHERLY RIGHT-OF-WAY

LINE OF RACETRACK ROAD, (A 66 FOOT RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78000-2528); THENCE SOUTH 70°23'16" EAST, ALONG LAST SAID LINE, 192 FEET, MORE OR LESS TO THE WESTERLY SHORELINE/ MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE NORTHERLY ALONG LAST SAID LINE, 1375 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TRACT 2B

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

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 6; THENCE SOUTH 01°22'57" EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 6, A DISTANCE OF 258 FEET, MORE OR LESS, TO THE WESTERLY SHORELINE/ MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE NORTHEASTERLY ALONG LAST SAID LINE, 325 FEET, MORE OR LESS TO THE NORTH LINE OF AFORESAID SECTION 6; THENCE SOUTH 89°14'34" WEST, ALONG LAST SAID LINE, 163 FEET, MORE OR LESS TO THE POINT OF BEGINNING

TRACT 2C

A PORTION OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 31; THENCE NORTH 00°42'26" EAST, ALONG THE WEST LINE OF SAID EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER, A DISTANCE OF 2260 FEET, MORE OR LESS TO THE SOUTHWESTERLY SHORELINE/ MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE SOUTHEASTERLY ALONG LAST SAID LINE, 3155 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER; THENCE NORTH 87°31'45" WEST, ALONG LAST SAID LINE, 1000 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TRACT 2D

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SAID SECTION 30; THENCE NORTH 00°04'31" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 285 FEET, MORE OR LESS TO THE SOUTHERLY SHORELINE/ MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE SOUTHEASTERLY ALONG

LAST SAID LINE, 445 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 30; THENCE SOUTH 87°32'06" WEST, ALONG LAST SAID LINE, 300 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SUBJECT TO:

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

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

PARCEL A

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

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE NORTH 89°14'34" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 31, A DISTANCE OF 150.01 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESIGNATED PARCEL NO. 100 AS RECORDED IN OFFICIAL RECORD 11935, PAGE 1823, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 00°02'41" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 718.05 FEET TO THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED PARCEL 101 AS RECORDED IN SAID OFFICIAL RECORD 11935, PAGE 1823; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL 101, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°59'10" EAST, 550.00 FEET; COURSE NO. 2: NORTH 00°00'50" WEST, 2800.96 FEET; COURSE NO. 3: NORTH 71°12'28" WEST, 582.72 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 3040, PAGE 1006, SAID PUBLIC RECORDS; THENCE NORTH 00°02'41" WEST, ALONG LAST SAID LINE, 1608.19 FEET; THENCE NORTH 01°06'12" WEST, CONTINUING ALONG SAID EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 3040, PAGE 1006, A DISTANCE OF 380 FEET, MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE EASTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, AND ALONG THE MEANDERINGS THEREOF, 1100 FEET, MORE OR LESS TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF AFORESAID SECTION 30; THENCE SOUTH 00°04'30" EAST, ALONG LAST SAID LINE, 285 FEET, MORE OR LESS TO THE SOUTH BOUNDARY OF SAID SECTION 30; THENCE SOUTH 87°32'06" EAST, ALONG LAST SAID LINE, 300 FEET, MORE OR LESS, TO THE AFORESAID APPROXIMATE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE SOUTHEASTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, AND THE MEANDERINGS THEREOF, 1180 FEET, MORE

OR LESS TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 31; THENCE SOUTH 00°42'26" EAST, ALONG LAST SAID LINE, 2260 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER; THENCE SOUTH 87°31'45" EAST, ALONG LAST SAID LINE, 1000 FEET, MORE OR LESS TO THE AFORESAID MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG LAST SAID LINE, 1340 FEET MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31; THENCE SOUTH 00°32'13" EAST, ALONG LAST SAID LINE, 1225 FEET, MORE OR LESS TO THE SOUTH BOUNDARY OF AFORESAID SECTION 31; THENCE SOUTH 89°14'34" WEST, ALONG LAST SAID LINE, 3752.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 322.34 ACRES, MORE OR LESS

TOGETHER WITH:

PARCEL B

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

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

3: NORTH 60°26'12" WEST, 105.86 FEET; COURSE NO. 4: NORTH 80°44'28" WEST, 106.91 FEET; COURSE NO. 5: NORTH 60°25'12" WEST, 895.32 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THAT JEA TRANSMISSION LINE DESIGNATED PARCEL NO. 100A, AS RECORDED IN OFFICIAL RECORD 2242, PAGE 1479 OF SAID PUBLIC RECORDS; THENCE NORTH 09°19'08" WEST, ALONG LAST SAID LINE, 380.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.75 ACRES, MORE OR LESS

TOGETHER WITH:

PARCEL C

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

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

CONTAINING 5,563 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

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

BEGIN AT THE SOUTHEAST CORNER OF JULINGTON CREEK PLANTATION, PARCELS 63 AND 65, PHASE 2 AS RECORDED IN MAP BOOK 47, PAGE 57 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°33'42" WEST, ALONG THE EASTERLY BOUNDARY OF SAID JULINGTON CREEK PLANTATION AND ALONG THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 1705, PAGE 1342, SAID PUBLIC RECORDS, 3690 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE EASTERLY ALONG SAID MEAN HIGH WATER LINE, 6250 FEET, MORE OR LESS TO THE EAST LINE OF AFORESAID SECTION 25; THENCE

SOUTH 01°06'12" EAST, ALONG LAST SAID LINE, 370 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID SECTION 25, ALSO BEING THE NORTHEAST CORNER OF AFORESAID SECTION 36; THENCE SOUTH 00°02'41" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 5106.81 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 338, PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID OFFICIAL RECORD 338, PAGE 667, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°13'34" WEST, 208.40 FEET; COURSE NO. 2: SOUTH 00°02'40" WEST, 208.72 FEET; COURSE NO. 3: NORTH 89°13'34" EAST, 208.72 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36, ALSO BEING THE NORTHEAST CORNER OF AFORESAID SECTION 1; THENCE SOUTH 00°02'03" EAST, ALONG THE EASTERLY BOUNDARY OF SAID SECTION 1, A DISTANCE OF 253.54 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 60°25'12" WEST, 687.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1139.13 FEET, AN ARC DISTANCE OF 317.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°24'50" WEST, 316.84 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 76°24'29" WEST, 1338.70 FEET; COURSE NO. 4: NORTH 13°35'31" EAST, 67.00 FEET; COURSE NO. 5: NORTH 76°24'29" WEST, 511.50 FEET TO THE EASTERLY BOUNDARY OF JULINGTON CREEK UNIT 7 AS RECORDED IN MAP BOOK 18, PAGE 6 OF AFORESAID PUBLIC RECORDS; THENCE NORTH 00°35'09" WEST ALONG LAST SAID LINE, 583.11 FEET TO THE NORTHERLY BOUNDARY OF SAID JULINGTON CREEK UNIT 7; THENCE SOUTH 89°10'01" WEST ALONG LAST SAID LINE, 2269.45 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD; THENCE NORTH 76°24'29" WEST ALONG LAST SAID LINE, 424.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 587 ACRES MORE OR LESS.

TOGETHER WITH LAND BEING ADDED IN 2017:

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

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 01°18'46" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 136.54 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING

THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.80 FEET, AN ARC DISTANCE OF 417.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°09'06" WEST, 415.72 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 2: SOUTHWESTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.80 FEET, AN ARC DISTANCE OF 192.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°50'02" WEST, 192.64 FEET. TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 34°37'35" WEST, 816.35 FEET; THENCE SOUTH 43°03'51" WEST, 222.01 FEET; THENCE SOUTH 67°46'00" WEST, 110.07 FEET; THENCE SOUTH 43°03'51" WEST, 157.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.35 FEET, AN ARC DISTANCE OF 507.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°24'54" WEST, 501.84 FEET; THENCE NORTH 20°53'21" WEST, 134.17 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 878.35 FEET, AN ARC DISTANCE OF 446.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°37'04" EAST, 441.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 43°03'51" EAST, 186.92 FEET; THENCE NORTH 67°46'00" EAST, 110.07 FEET; THENCE NORTH 43°03'51" EAST, 1192.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.37 ACRES, MORE OR LESS.

TOGETHER WITH.

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

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 01°18'46" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 136.54 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), AND TO A POINT ON THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.80 FEET, AN ARC DISTANCE OF 610.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°56'39" WEST, 604.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 34°37'35" WEST, CONTINUING ALONG LAST SAID LINE, 816.35 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3931, PAGE 1704, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE

SOUTHWESTERLY, ALONG SAID NORTHERLY LINE OF LAST SAID LANDS, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 43°03'51" WEST, 222.01 FEET; COURSE NO. 2: SOUTH 67°46'00" WEST, 110.07 FEET; COURSE NO. 3: SOUTH 43°03'51" WEST, 157.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.35 FEET, AN ARC DISTANCE OF 264.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°33'08" WEST, 263.85 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED TRACT 7D, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1597, PAGE 1130, OF SAID PUBLIC RECORDS; THENCE NORTH 38°24'05" WEST, ALONG LAST SAID LINE, 134.98 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1597, PAGE 1049, OF SAID PUBLIC RECORDS, AND TO THE ARC OF A CURVE LEADING SOUTHWESTERLY, AND TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 878.35 FEET, AN ARC DISTANCE OF 201.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°35'59" WEST, 201.05 FEET; THENCE NORTH 20°53'21" WEST, 648.29 FEET, TO THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1597, PAGE 1049; THENCE SOUTH 38°24'05" EAST, ALONG LAST SAID LINE, 666.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.51 ACRES, MORE OR LESS.

TOGETHER WITH:

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

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

NORTHWESTERLY, HAVING A RADIUS OF 1012.35 FEET, AN ARC DISTANCE OF 507.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°24'54" WEST, 501.84 FEET; THENCE SOUTH 20°53'21" EAST, 53.44 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 781.00 FEET, AN ARC DISTANCE OF 664.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°00'32" EAST, 644.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 34°37'35" EAST, CONTINUING ALONG LAST SAID LINE, 373.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.71 ACRES, MORE OR LESS.

TOGETHER WITH LAND BEING ADDED IN 2021:

A PORTION OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9B (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 72002-2513), WITH THE CURRENT NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY), SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID SECTION 32 AND THE DIVIDING LINE BETWEEN DUVAL COUNTY AND ST. JOHNS COUNTY; THENCE NORTH 89°46'43" EAST, ALONG SAID CURRENT NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND SAID SOUTHERLY LINE OF SECTION 32, A DISTANCE OF 231.75 FEET; THENCE NORTH 75°57'24" EAST, DEPARTING SAID SOUTHERLY LINE OF SECTION 32 AND CONTINUING ALONG SAID CURRENT NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1191.76 FEET, AN ARC DISTANCE OF 175.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°11'07" EAST, 175.75 FEET TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED TRACT 7A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9977, PAGE 214 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°21'33" WEST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESIGNATED TRACT 21, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 997, PAGE 214 OF SAID CURRENT PUBLIC RECORDS, 1093.28 FEET; THENCE SOUTH 87°40'44" WEST, CONTINUING ALONG SAID WESTERLY LINE OF TRACT 21, A DISTANCE OF 294.39 FEET TO THE AFORESAID SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9B AND THE ARC OF A CURVE

LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.39 FEET, AN ARC DISTANCE OF 101.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°31'33" WEST, 101.19 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED TRACT 21A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9977, PAGE 214 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°19'24" EAST, ALONG LAST SAID LINE, 620.56 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 88°28'54" WEST, ALONG LAST SAID LINE, 196.54 FEET TO THE AFORESAID SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9B; THENCE SOUTH 15°30'26" WEST, ALONG LAST SAID LINE, 173.46 FEET; THENCE SOUTH 11°39'49" WEST, CONTINUING ALONG LAST SAID LINE, 293.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.29 ACRES, MORE OR LESS.



TOGETHER WITH LAND BEING ADDED IN 2022:

A PORTION OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST; THENCE NORTH 00°43'26" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 19, A DISTANCE OF 2386.85 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT RIGHT OF WAY, PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 72280-2403); THENCE SOUTH 40°25'29" EAST, ALONG LAST SAID LINE, 14172.60 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL NO. 100 PART 'B' (AS SHOWN ON FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 72280-2428); THENCE SOUTH 49°34'31" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED BORROW PIT NO. 1, DESCRIBED AND RECORDED IN OFFICIAL RECORDS 2346, PAGE 137 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 383.68 FEET TO THE SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9B (PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 72002-2513) AND THE POINT OF BEGINNING; THENCE SOUTH 49°34'31" WEST, CONTINUING ALONG SAID NORTHWESTERLY LINE OF BORROW PIT NO. 1, A DISTANCE OF 416.32 FEET TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 40°25'29" EAST, ALONG LAST SAID LINE, 1000.00 FEET TO THE SOUTHEASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 49°34'31" EAST, ALONG LAST SAID LINE, 500.00 FEET TO THE NORTHEASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 40°25'29" WEST, ALONG LAST SAID LINE, 906.93 FEET TO THE AFORESAID SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD NO. 9B AND THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1086.23 FEET, AN ARC DISTANCE OF 125.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°23'06" WEST, 125.16 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH LAND BEING ADDED IN 2022:

PARCEL B

A PORTION OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 28 EAST; THENCE NORTH 00°43'26" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 19, A DISTANCE OF 2386.85 FEET TO THE SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT RIGHT OF WAY, PER FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 72280-2403); THENCE SOUTH 40°25'29" EAST, ALONG LAST SAID LINE, 15152.85 FEET; THENCE SOUTH 49°34'31" WEST, 62.00 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18856, PG. 1213 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 70°32'04" WEST, 57.10 FEET; COURSE NO. 2: SOUTH 69°26'47" WEST, 52.91 FEET; COURSE NO. 3: SOUTH 76°40'16" WEST, 53.41 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16630, PAGE 1082 OF SAID CURRENT PUBLIC RECORDS AND THE POINT OF BEGINNING; COURSE NO. 4: CONTINUE SOUTH 76°40'16" WEST, 98.14 FEET; COURSE NO. 5: SOUTH 40°25'29" EAST, 127.19 FEET; COURSE NO. 6: SOUTH 49°34'31" WEST, 500.00 FEET TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 40°25'29" WEST, ALONG LAST SAID LINE, 686.73 FEET; THENCE SOUTH 88°39'50" EAST, 838.17 FEET; THENCE SOUTH 00°58'39" EAST, 59.57 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ALL PROPERTY LOCATED IN ST. JOHNS COUNTY, FLORIDA.

BARTRAM PARK
MAP H

June 21, 2017 April 2, 2021

PARCEL ID	LAND USE
1.	(TOWN CENTER) COMMERCIAL/OFFICE/ RESIDENTIAL/HOTEL
2.	(TOWN CENTER) COMMERCIAL/OFFICE/ RESIDENTIAL/HOTEL
3.	(TOWN CENTER) COMMERCIAL/OFFICE/ RESIDENTIAL/HOTEL
4.	(TOWN CENTER) COMMERCIAL/OFFICE/ RESIDENTIAL/HOTEL
5.	(TOWN CENTER) COMMERCIAL/OFFICE/ RESIDENTIAL/HOTEL
6.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
7.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
8.	OFFICE/COMMERCIAL/HOTEL/HOSPITAL
9.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
10.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
11.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
12.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
13.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
14.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
15.	COMMUNITY SERVICES/OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
16.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
17.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
18.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
19.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
20.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
21.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
22.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
23.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
24.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
25.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
26.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
27.	COMMERCIAL/OFFICE
28.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
29.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
30.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
31.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
32.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
33.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
34.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
35.	SINGLE-FAMILY/RESIDENTIAL
36.	PARK
37.	ELEMENTARY SCHOOL
38.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
39.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
40.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
41.	OFFICE/COMMERCIAL
42.	OFFICE/COMMERCIAL
43.	OFFICE/COMMERCIAL
44.	OFFICE/COMMERCIAL
46.	COMMUNITY SERVICES
49.	RESIDENTIAL
50.	RESIDENTIAL
55.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR628903
 User: Parola, Helena
 Generic CR

Date: 3/31/2022
 Email: HParola@coj.net

Name: DMH&D attn: Staci Rewis
Address: One Independent Drive, Suite 1200
Description: Application for Change to the Bartram Park DRI - involves 0 Racetrack Road

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	2494.63	0.00
00111	145003	349050	000000	00000000	00000	0000000	0.00	2494.63

Total Due: \$2,494.63

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR628903
 Generic CR

Date: 3/31/2022

Name: DMH&D attn: Staci Rewis
Address: One Independent Drive, Suite 1200
Description: Application for Change to the Bartram Park DRI - involves 0 Racetrack Road

Total Due: \$2,494.63

Jim Overton
Duval County

Date/Time: 04/19/2022 02:41PM
Drawer: P04
Clerk: JEB
Transaction: 3750949

Item	Paid
CR Processing:	\$2,494.63
CR#28903	
DMH&D atm: Staci	
Rewis	
One Independent Drive,	
Suite 1200	
Total:	\$2,494.63

Receipt: 460-23-00288684

Total Entered	\$2,494.63
Check:	\$2,494.63
Chk#1613	
Balance:	\$0.00

Paid By: CHADBOURNE VILLAGE