

APPENDIX 1 – REFERENCES

APPENDIX 1 – REFERENCES

Brooks, H.K. (1981). *Physiographic Divisions of Florida*. Center for Environmental and Natural Resource Programs, IFAS, University of Florida, Gainesville.

Florida Natural Areas Inventory (2009). DRAFT: Guide to the Natural Communities of Florida.

Myers, R. L. & J.J. Ewel, (Eds.)(1990). *Ecosystems of Florida*. University of Central Florida Press.

Official Soil Series Descriptions - *USDA-NRCS Soil Survey Division*. (2009, March 05). Retrieved April 8, 2009, from Natural Resources Conservation Service:
<http://ortho.ftw.nrcs.usda.gov/cgi-bin/osd/osdname.cgi>

Readle, E.L. et al (1983). *Soil Survey of St. Johns County, Florida*. U.S. Dept. of Agriculture.

APPENDIX 2 – OPTIMUM BOUNDARY MAP

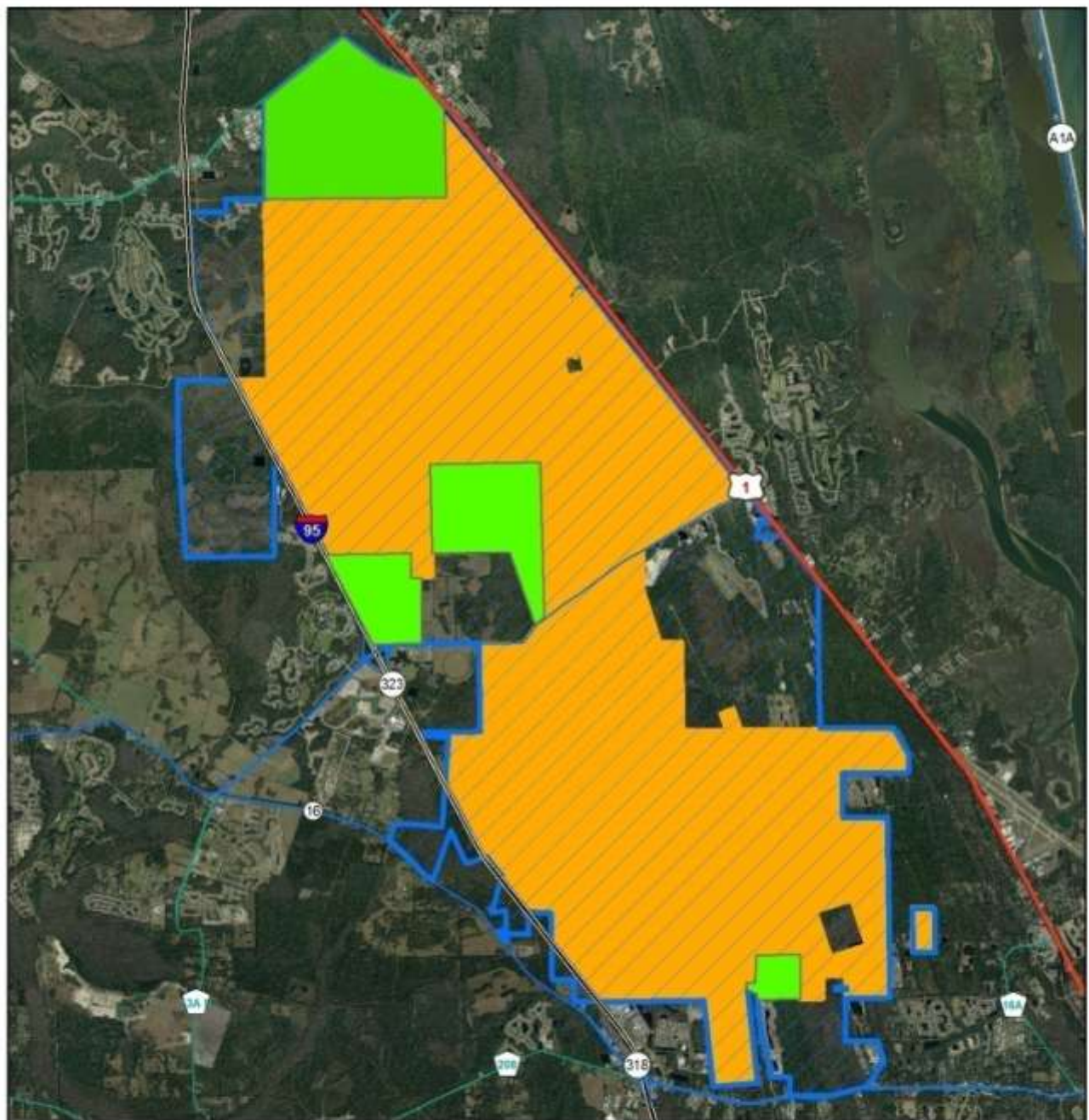


FIGURE 13
OPTIMUM BOUNDARY
TWELVE MILE SWAMP
CONSERVATION AREA



0 0.5 1 2 Miles
 1:100000

-  **TWELVE MILE SWAMP
FLORIDA FOREVER
PROJECT BOUNDARY**
-  **ESSENTIAL PARCELS
REMAINING**
-  **TWELVE MILE SWAMP
CONSERVATION AREA**

2009 IMAGE

The St. Johns River Water Management District prepares and uses this information for its own purposes and this information may not be suitable for other purposes. This information is provided as is. Further documentation of this data can be obtained by contacting St. Johns River Water Management District, Geographic Information Systems, Program Management, P.O. Box 1429, 4549 Reid Street Palatka, Florida 32178-1429 Tel: (386) 329-4176.

APPENDIX 3 – TRAIL GUIDE

abruptly. Sand pine is a fast-growing tree that grows readily in the driest of conditions. It occurs on the well-drained sands that typically support scrub, sandhill or scrubby flatwoods communities. Often a mixture of scrub species can be found growing nearby.

While in this area, you may also notice signage designating the majority of the property, approximately 19,696 acres, a wildlife management area (WMA). The WMA is managed cooperatively by Rayonier and the Florida Fish and Wildlife Conservation Commission (FWC). Please exercise caution while near the WMA, and please do not enter the wildlife management area from this trail. Access to the WMA is permitted only via the two designated WMA entrances and only to those possessing a valid permit. Access is permitted only from the Saturday two weeks prior to the archery season through the last day of the spring turkey season.

Section 5 Industrial silviculture and natural areas management — different goals mean different management techniques

In 2025, when the timber lease across the conservation area expires, the Florida Division of Forestry (DOF) will begin to manage the property. With the transfer of management rights, the goals for the property will change. The goal of an industrial silvicultural operation is maximum production of timber products, but DOF's goals are vastly different. The District initially purchased the property "to conserve and protect significant habitat for native species or endangered and

threatened species; and to conserve, protect, manage or restore important ecosystems, landscapes and forests, in order to enhance or protect significant surface water, coastal, recreational, timber, fish or wildlife resources which local or state regulatory programs cannot adequately protect." As DOF assumes the role of lead manager of the property, restoration will begin. In all likelihood, many areas will have been clear-cut. These areas will be examined closely to determine what the proper natural community would have been prior to conversion to industry. The site will then be replanted in appropriate species and managed as a natural area.



ST. JOHNS RIVER
WATER MANAGEMENT DISTRICT
P.O. Box 1429 • Palatka, FL 32178-1429
Palatka: (386) 329-4404
On the Internet: floridaswater.com

Let us know how you enjoyed your visit to this District property by filling out our visitors' log at: floridaswater.com/programs/operations/land_mgmt/sign-in.html

04/09
Printed on recycled paper.
This publication is free.
©2009 St. Johns River Water Management District

SELF-GUIDED
INTERPRETIVE TRAIL

Twelve Mile Swamp CONSERVATION AREA



SELF-GUIDED TRAIL

Twelve Mile Swamp Conservation Area was purchased in 2001 by the St. Johns River Water Management District and the Board of Trustees of the Internal Improvement Trust Fund of the state of Florida. The conservation area provides significant water resource protection, buffering a wellfield that supplies drinking water to St. Johns County. The 21,898-acre property is under a long-term timber lease. However, 378 acres of the property have been designated a recreation area. This recreation area is composed mainly of planted pine forest with several small cypress domes scattered within. Hiking, bicycling, equestrian activities, and wildlife viewing are available within the recreation area.

Section 1 Industrial silvicultural Operations

Upon entering the conservation area, you may notice that the conservation area is dominated by thousands of rows of pine trees. At the time of acquisition, Rayonier Forest Resources, L.P., was leasing the surface rights on the property from the former landowner. Rayonier opted to keep a long-term lease on the timber within upland areas of the property; the District purchased wetland timber rights from Rayonier. Rayonier will continue to manage the leased portions of property as an industrial timberland, harvesting and managing the timber until the termination of the lease in 2025.

Rayonier typically plants fast-growing species that can be grown, harvested and replanted on a short cycle. The trees are managed similarly to a long-term crop. Once areas are harvested, they are planted again and the cycle repeats itself. In Florida, one of several different species of pine is the optimal choice for growing trees in a plantation. Which species is chosen depends largely on soils type and local conditions on a portion of the property; several different species of pine are planted within Twelve Mile Swamp Conservation Area.

Other telltale signs of the site's purpose as an industrial silvicultural site are the beds that the trees are planted in. Bedding is a site preparation method used to increase survival and growth of tree seedlings on wet soils and soils prone to flooding. This technique involves construction of parallel beds and furrows from surrounding soil. Seedlings are planted on top of the beds where they are protected from excess water and where they benefit from a concentration of nutrients and organic matter.

Section 2 Remnant dune lines and dry natural communities

This conservation area is a mosaic of flatwoods, and scrub/scrubby flatwoods with depressional wetlands interspersed throughout. The scrubby flatwoods and scrub areas occur along relict sand dunes. These sand dunes are linear ridges that are oriented in a generally north-south direction, paralleling the coast. These relict sand dunes are easily recognized due to the white sands on which they

occur. Typical species include a variety of scrubby oaks, such as myrtle oak and sand live oak, shiny blueberry, pawpaw, lyonia, and the occasional clump of wire grass. The dry, open conditions of these natural communities make them prime gopher tortoise habitat as well.

Section 3 Swales and associated wetlands between dune lines

Between the remnant dune ridges at the conservation area lie swales. These swales function differently from the dune ridges; they tend to be depressional areas that support varying-sized wetlands. An area crossing this portion of the trail supports a moderate strand swamp, while small, isolated wetlands are peppered throughout the property. In sharp contrast to the soils of the dune ridges, soils in the interdunal swales are dark with moderate amounts of organic material. Species found in the wetlands include sweetgum, maple, cabbage palm and buttonbush. A variety of wetland grasses and ferns are common as well, while pine is noticeably absent.

Section 4 Sand pine scrub and wildlife management area

As you travel along the trail, you will notice that the landscape begins to change as you look to the west. Mesic and wet flatwoods are the dominant natural community type at the northernmost portion of the property. These areas have been planted in slash pine. Other common species include saw palmetto, a variety of grasses and small shrubs, and gallberry in wetter areas. The planted pine changes from slash pine to sand pine rather

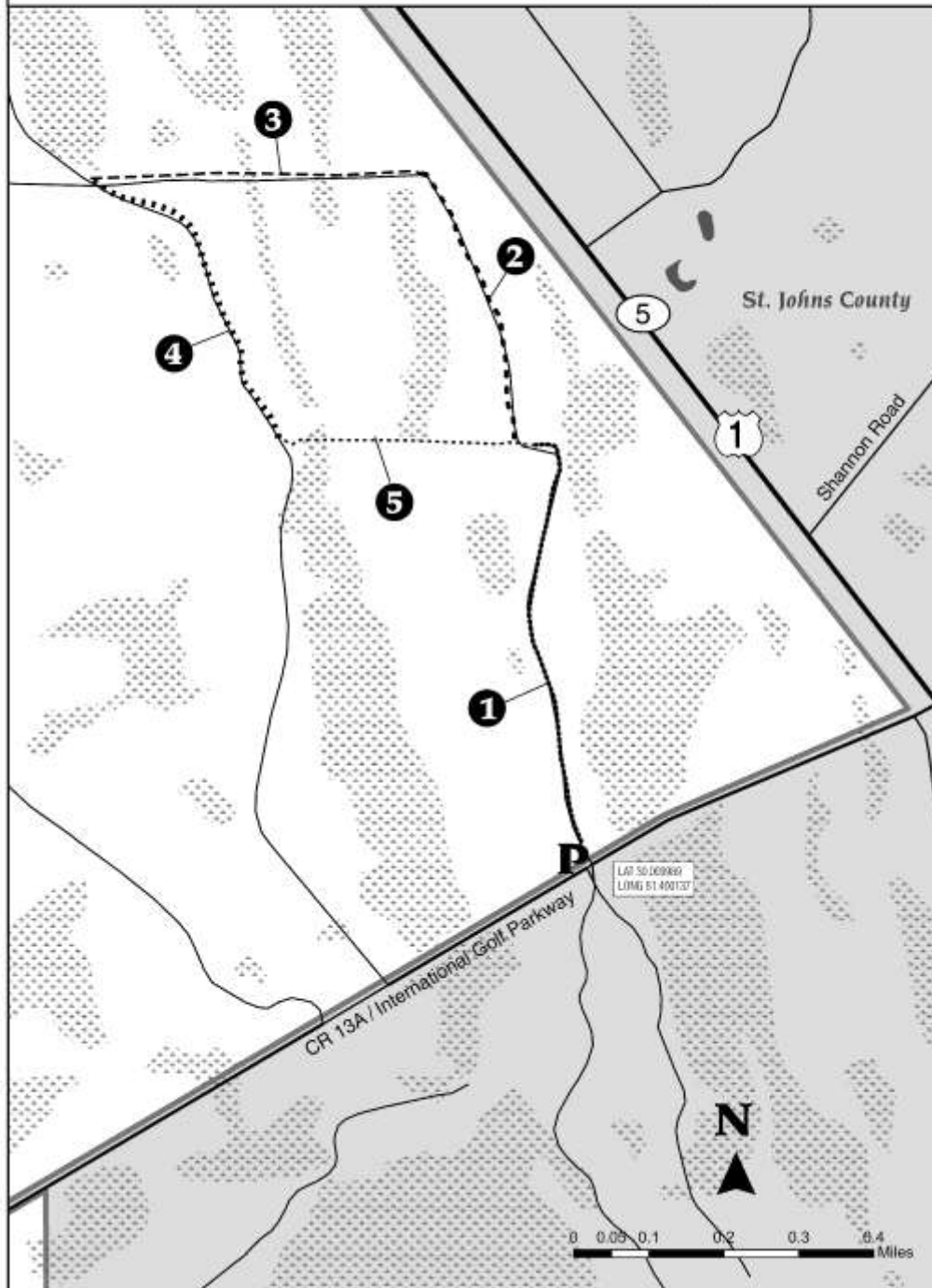


Trail Guide

Twelve Mile Swamp Conservation Area

Legend

- Trail
- P** Parking
- Conservation area boundary
- Road
- ▨ Swamp or wetland
- Water body



APPENDIX 4 – PLANT & ANIMAL LIST

TWELVE MILE SWAMP CONSERVATION AREA

PLANTS & ANIMALS DOCUMENTED ON-SITE

	Genus	Species	Common Name	Status
Lichens				
	Cladina	evansii		
	Cladonia	leporina		
Plants				
	Acer	rubrum	Southern red maple	
	Aesculus	pavia	Red buckeye	
	Agarista	populifolia	Florida hobblebush	
	Ambrosia	artemisiifolia	Common ragweed	
	Andropogon	glomeratus	Busy bluestem	
	Andropogon	virginicus	Broomsedge bluestem	
	Aristida	stricta var. beyrichiana	Wiregrass	
	Baccharis	halimifolia	Groundsel tree/Sea myrtle	
	Befaria	racemosa	Tar flower	
	Callicarpa	americana	Beautyberry	
	Carpinus	caroliniana	Bluebeech	
	Carya	aquatica	Water hickory	
	Carya	glabra	Pignut hickory	
	Ceratiola	ericoides	Florida rosemary	
	Cinnamomum	camphora	Camphor-tree	Exotic
	Diospyros	virginiana	Persimmon	
	Epidendrum	conopseum	Green-fly orchid	
	Fraxinus	caroliniana	Pop ash	
	Fuirena	breviseta	Saltmarsh umbrellasedge	
	Gelsemium	sempervirens	Yellow jessamine	
	Gordonia	lasianthus	Loblolly bay	
	Helianthemum	corymbosum	Pinebarren frostweed	
	Houstonia	procumbens	Innocence	

	Ilex	opaca	American holly	
	Ilex	cassine	Dahoon holly	
	Ilex	glabra	Inkberry, Gallberry	
	Iris	virginica	Virginia iris	
	Juncus	effusus	Soft rush	
	Juniperus	virginiana	Southern red cedar	
	Lachnanthes	caroliniana	Bloodroot	
	Liquidambar	styraciflua	Sweetgum	
	Leucothoe	axillaris	Coastal doghobble	
	Liriodendron	tulipifera	Tuliptree	
	Lyonia	lucida	Fetterbush	
	Lyonia	fruticosa	Rusty staggerbush	
	Lyonia	ferruginea	Rusty lyonia	
	Magnolia	grandiflora	Southern magnolia	
	Magnolia	virginiana	Sweet bay	
	Myrica	cerifera	Wax myrtle	
	Nuphar	advena	Spatterdock	
	Nymphaea	odorata	American white waterlily	
	Nyssa	sylvatica var. sylvatica	Blackgum	
	Osmanthus	americana	Wild olive	
	Osmunda	cinnamomea	Cinnamon fern	
	Osmunda	regalis	Royal fern	
	Panicum	hemitomon	Maidencane	
	Peltandra	virginica	Green arum	
	Persea	borbonia	Redbay	
	Persea	humilis	Silkbay	
	Phoradendron	leucarpum	Oak mistletoe	
	Piloblephis	rigida	Pennyroyal	
	Pinus	clausa	Sand pine	
	Pinus	elliottii	Slash pine	
	Pinus	palustris	Longleaf pine	
	Pinus	taeda	Loblolly pine	
	Pleopeltis	polypodioides	Resurrection fern	
	Pluchea	odorata	Sweetscent	
	Polygala	nana	Candyroot	
	Polygonum	densiflorum	Smartweed	
	Prunus	caroliniana	Carolina laurel cherry	

	Prunus	angustifolia	Chicksaw plum	
	Prunus	serotina	Wild cherry	
	Pteridium	aquilinum var. pseudocaudatum	Bracken fern	
	Quercus	geminata	Sand live oak	
	Quercus	laurifolia	Laurel oak; Diamond oak	
	Quercus	michauxii	Swamp chestnut oak	
	Quercus	myrtifolia	Myrtle oak	
	Quercus	nigra	Water oak	
	Quercus	virginiana	Live oak	
	Rhapidophyllum	hystrix	Needle palm	
	Rubus	cuneifolius	Sand blackberry	
	Sabal	minor	Dwarf palmetto	
	Sabal	palmetto	Cabbage palm	
	Sagittaria	graminea	Grassy arrowhead	
	Salix	caroliniana	Carolina willow	
	Salvia	lyrata	Lyreleaf sage	
	Sapium	sebiferum	Chinese tallow tree	Exotic
	Serenoa	repens	Saw palmetto	
	Sisyrinchium	angustifolium	Blue-eyed grass	
	Smilax	bona-nox	Greenbrier; Catbrier	
	Smilax	auriculata	Greenbrier; Catbrier	
	Smilax	glauca	Wild sarsaparilla	
	Taxodium	distichum	Bald cypress	
	Tillandsia	bartramii	Bartram's airplant	
	Tillandsia	usneoides	Spanish moss	
	Toxicodendron	radicans	Poison ivy	
	Typha	latifolia	Broadleaf cattail	
	Ulmus	americana	American elm	
	Vaccinium	corymbosum	Highbush blueberry	
	Vaccinium	myrsinites	Shiny blueberry	
	Vaccinium	arboreum	Sparkleberry	
	Viburnum	nudum	Possumhaw	
	Viburnum	obovatum	Walter's viburnum	
	Vitis	rotundifolia	Muscadine grape	
	Yucca	filamentosa	Adam's needle	
Fish				

	Gambusia	holbrooki	Mosquito Fish	
	Lepomis	gulosus	Warmouth	
	Lepomis	macrochirus	Bluegill	
	Lepomis	punctatus	Spotted sunfish	
	Micropterus	salmoides	Largemouth bass	
Amphibians				
	Acris	gryllus dorsalis	Florida cricket frog	
	Bufo	terrestris	Southern toad	
	Hyla	cinerea	Green treefrog	
	Hyla	femoralis	Pine woods treefrog	
	Hyla	squirella	Squirrel treefrog	
	Pseudacris	ocularis	Little grass frog	
	Rana	clamitans	Bronze frog	
	Rana	grylio	Pig frog	
	Rana	utricularia	Florida leopard frog	
	Scaphiopus	holbrooki	Eastern spadefoot	
Reptiles				
	Agkistrodon	piscivorus conanti	Florida cottonmouth	
	Alligator	mississippiensis	American alligator	SSC T(S/A) S4
	Coluber	constrictor priapus	Southern black racer	
	Crotalus	adamanteus	Eastern diamondback rattlesnake	G4, S3
	Elaphe	guttata	Corn snake	
	Eumeces	fasciatus	Five-lined skink	
	Farancia	abacura	Eastern mud snake	
	Gopherus	polyphemus	Gopher tortoise	SSC, S3
	Nerodia	fasciata	Florida water snake	
	Opheodrys	aestivus	Rough green snake	
	Sistrurus	miliarius barbouri	Dusky pygmy rattlesnake	
	Thamnophis	sirtalis	Eastern garter snake	
Birds				
	Aix	sponsa	Wood Duck	
	Mergus	serrator	Red-breasted Merganser	

	Meleagris	gallopavo	Wild Turkey	
	Colinus	virginianus	Northern Bobwhite	
	Ardea	herodias	Great Blue Heron	
	Ardea	alba	Great Egret	G5, S4
	Egretta	caerulea	Little Blue Heron	SSC, G5, S4
	Egretta	tricolor	Tricolored Heron	SSC, G5, S4
	Butorides	virescens	Green Heron	
	Eudocimus	albus	White Ibis	SSC, G5, S4
	Mycteria	americana	Wood Stork	E, G4, S2
	Coragyps	atratus	Black Vulture	
	Cathartes	aura	Turkey Vulture	
	Pandion	haliaetus	Osprey	G5, S3-S4
	Elanoides	forficatus	Swallow-tailed Kite	G5, S2
	Haliaeetus	leucocephalus	Bald Eagle	G5, S3
	Buteo	lineatus	Red-shouldered Hawk	
	Falco	sparverius	American Kestrel	LT, G5, S3
	Zenaida	macroura	Mourning Dove	
	Columbina	passerina	Common Ground-Dove	
	Melanerpes	carolinus	Red-bellied Woodpecker	
	Dryocopus	pileatus	Pileated Woodpecker	
	Sayornis	phoebe	Eastern Phoebe	
	Myiarchus	crinitus	Great Crested Flycatcher	
	Vireo	griseus	White-eyed Vireo	
	Vireo	solitarius	Blue-headed Vireo	
	Vireo	olivaceus	Red-eyed Vireo	
	Cyanocitta	cristata	Blue Jay	
	Corvus	brachyrhynchos	American Crow	
	Tachycineta	bicolor	Tree Swallow	
	Poecile	carolinensis	Carolina Chickadee	
	Baeolophus	bicolor	Tufted Titmouse	
	Thryothorus	ludovicianus	Carolina Wren	
	Troglodytes	aedon	House Wren	
	Regulus	calendula	Ruby-crowned Kinglet	
	Poliophtila	caerulea	Blue-gray Gnatcatcher	
	Turdus	migratorius	American Robin	
	Dumetella	carolinensis	Gray Catbird	

	Mimus	polyglottos	Northern Mockingbird	
	Toxostoma	rufum	Brown Thrasher	
	Bombycilla	cedrorum	Cedar Waxwing	
	Dendroica	coronata	Yellow-rumped Warbler	
	Dendroica	pinus	Pine Warbler	
	Geothlypis	trichas	Common Yellowthroat	
	Parula	americana	Northern Parula	
	Pipilo	erythrophthalmus	Eastern Towhee	
	Cardinalis	cardinalis	Northern Cardinal	
	Agelaius	phoeniceus	Red-winged Blackbird	
	Quiscalus	major	Boat-tailed Grackle	
	Carduelis	tristis	American Goldfinch	
Mammals				
	Sciurus	carolinensis	Gray squirrel	
	Canis	latrans	Coyote	Exotic
	Urocyon	cinereoargenteus	Gray fox	
	Lynx	rufus	Bobcat	
	Didelphis	virginana	Opossum	
	Procyon	lotor	Raccoon	
	Odocoileus	virginianus	White-tailed deer	
	Dasypus	novemcinctus	Armadillo	Exotic
	Sus	scrofa	Feral hog	Exotic
	Ursus	americanus floridanus	Black bear	T, G5, S2

APPENDIX 5 – LISTED SPECIES

TWELVE MILE SWAMP CONSERVATION AREA

LISTED SPECIES DOCUMENTED ON-SITE

	Genus	Species	Common Name	Status
Reptiles				
	Alligator	mississippiensis	American alligator	SSC T(S/A) S4
	Crotalus	adamanteus	Eastern diamondback rattlesnake	G4, S3
	Gopherus	polyphemus	Gopher tortoise	SSC, S3
Birds				
	Ardea	alba	Great Egret	G5, S4
	Egretta	caerulea	Little Blue Heron	SSC, G5, S4
	Egretta	tricolor	Tricolored Heron	SSC, G5, S4
	Elanoides	forficatus	Swallow-tailed Kite	G5, S2
	Eudocimus	albus	White Ibis	SSC, G5 S4
	Mycteria	americana	Wood Stork	E, G4, S2
	Pandion	haliaetus	Osprey	G5, S3-S4
	Haliaeetus	leucocephalus	Bald Eagle	G5, S3
	Falco	sparverius	American Kestrel	LT, G5, S3
Mammals				
	Ursus	americanus floridanus	Black bear	T, G5, S2

APPENDIX 6 – SOIL DESCRIPTIONS

APPENDIX 6 – SOIL DESCRIPTIONS

ADAMSVILLE SERIES

The Adamsville series consists of very deep, somewhat poorly drained, rapidly permeable soils on broad flats, low knolls, and lower side slopes. They formed in thick sandy marine sediments in central and southern Florida.

With adequate water control, many areas are used for citrus. Some areas are in improved pasture. Natural vegetation consists of pines, laurel, and water oaks with a ground cover of saw palmetto, pineland threeawn, indiagrass, bluestem grasses, and several low panicums.

ASTATULA SERIES

The Astatula series consists of very deep, excessively drained, rapidly permeable soils that formed in eolian and marine sands.

Used mainly for citrus, truck crops, and improved pasture. Natural vegetation consists of bluejack, blackjack, turkey oaks, longleaf pine, sand pine, and an understory of rosemary, pineland threeawn, bluestem, paspalum, lopsided indiagrass, and panicum.

BAKERSVILLE SERIES

The Bakersville series consists of very deep, very poorly drained, moderately permeable soils in depressional areas of the flatwoods of peninsular Florida. They formed in sandy and loamy marine sediments.

Most areas are used for wildlife habitat. A few areas have been drained and used for grazing. Native vegetation consists of cypress, sweetgum, red maple, white bay, and a few pond pine. The understory vegetation is mainly waxmyrtle, greenbriar, bracken fern, and cinnamon fern. Maidencane, switchcane, and various sedges and rushes are in some places.

BLUFF SERIES

The Bluff series consists of very deep, very poorly drained, slowly permeable soils in marshes and on broad low terraces along rivers. They formed in thick beds of alkaline loamy marine sediments.

These soils are primarily used for woodland or wildlife habitat. The native vegetation consists of swamp white oak, tupelo gum, swamp maple, cypress, and palm, with scattered loblolly pine some areas. The understory vegetation consists of several bluestem species, hairy panicum, longleaf uniola, vines, and forbs.

CASSIA SERIES

The Cassia series consists of very deep, somewhat poorly drained, moderately rapid permeable soils on low ridges and knolls that are slightly higher than the adjacent flatwoods. They formed in sandy materials in the Lower Coastal Plain.

Most areas of Cassia soils are used for range. The native vegetation consists of scattered slash pine, longleaf pine, and saw palmetto.

EAUGALLIE SERIES

The EauGallie series consists of deep or very deep, poorly or very poorly drained, slowly permeable soils in flats, sloughs and depressional areas. They formed in sandy and loamy marine sediments in Peninsula Florida.

Many areas of EauGallie soils are used for citrus, truck crops, and pastureland. Natural vegetation consists of longleaf pine, South Florida slash pine, and saw palmetto. The understory vegetation includes inkberry, southern bayberry, and pineland threeawn.

ELIZEY SERIES

The Ellzey series consists of poorly drained, moderately permeable soils that formed in thick deposits of sandy marine sediments. These soils are on broad cultivated areas of the flatwoods in the Coastal Plain of Florida. Slopes are less than 2 percent.

Most areas are cleared and drained and used for truck crops. Native vegetation consists of slash pine, longleaf pine, inkberry, waxmyrtle, few sawpalmetto, and few small cypress. Native grasses include pineland threeawn, chalky bluestem, and maidencane.

FLORIDANA SERIES

The Floridana series consists of very deep, very poorly drained, slowly to very slowly permeable soils on low broad flats, flood plains, and in depressional areas. They formed in thick beds of sandy and loamy marine sediments.

Many areas of Floridana soils have been cleared and used for pasture. Where water control is adequate, it is used for growing truck crops and citrus. Natural vegetation consists of sand cordgrass, cabbage palmetto, myrtle, and pineland threeawn. In depressional areas, most of the soil has a sparse to dense cover of cypress. In flood plains, the vegetation is mostly sweetgum, blackgum, red maple, and cypress.

HOLOPAW SERIES

The Holopaw series consists of deep and very deep, poorly and very poorly drained soils formed in sandy marine sediments. These soils are rapidly permeable in the A and E horizons and moderately or moderately slowly permeable in the B horizon. These soils are on low lying flats, in poorly defined drainages or depressional areas. Slopes range from 0 to 2 percent.

Large areas of Holopaw soils are used for range. With adequate water control, these soils are used for citrus, truck crops, and tame pasture. Native vegetation is scattered slash and pond pine, cabbage and sawpalmettos, scattered cypress, myrtle, sand cordgrass, and pineland threeawn.

IMOKALEE SERIES

The Immokalee series consists of deep and very deep, poorly drained and very poorly drained soils that formed in sandy marine sediments. They occur on flatwoods and in depressions of Peninsular Florida.

Principal vegetation is longleaf and slash pines and undergrowth of saw palmetto, gallberry, wax myrtle, and pineland threeawn. In depressions, water tolerant plants such as cypress, loblolly bay gorodonia, red maple, sweetbay, maidencane, blue maidencane, chalky bluestem, sand cordgrass, and bluejoint panicum are more common. Most areas are used for range and forest. Large areas with adequate water management are used for citrus, tame pasture, and truck crops.

JONATHAN SERIES

The Jonathan series consists of very deep, moderately well to somewhat excessively drained, very slowly or slowly permeable soils on slightly elevated knolls and ridges in flatwoods areas of the Lower Coastal Plains of Florida. They formed in thick beds of sandy marine sediments.

Most areas are used for range or forest. Some areas have been cleared and are used for home sites. The native vegetation consists of slash pine, sawpalmetto, sand live oak, running oak, gallberry, fetterbush, pricklypear, and pineland threeawn. Sand pines are common in some areas.

MYAKKA SERIES

The Myakka series consists of deep and very deep, poorly to very poorly drained soils formed in sandy marine deposits. These soils are on flatwoods, high tidal areas, flood plains, depressions, and gently sloping to sloping barrier islands.

Most areas are used for commercial forest production or native range. Large areas with adequate water control measures are used for citrus, improved pasture, and truck crops. Native vegetation includes longleaf and slash pines with an undergrowth of saw palmetto, running oak, inkberry, wax myrtle, huckleberry, chalky bluestem, pineland threeawn, and scattered fetterbush.

ONA SERIES

The Ona series consists of poorly drained, moderately permeable soils that formed in thick sandy marine sediments. They are in the flatwoods areas of central and southern Florida.

Much of the soil is used for growing truck crops, citrus, and improved pasture. Natural vegetation is slash pine and longleaf pine, gallberry, widely spaced saw palmettos, huckleberry, and pineland threeawn. A small part remains in forest and range.

ORSINO SERIES

The Orsino series consists of very deep, moderately well drained, very rapidly permeable soils that formed in thick beds of sandy marine or aeolian deposits.

A few small areas are used for citrus and tame pasture. Most of this soil is used for forest. Native vegetation consists primarily of scrub vegetation with sand live oak, Chapman oak, myrtle oak, and scrub hickory. Scattered sand, slash, and longleaf pines and scattered bluejack, turkey, and post oak are found with a sparse understory.

PAOLA SERIES

The Paola series consists of very deep, excessively drained, very rapidly permeable soils on uplands. They formed in thick sandy marine deposits.

Primarily in forest. Native vegetation consists of sand pine, slash pine, longleaf pine, scrub live oak, scattered turkey oak, and bluejack oak. The undergrowth consists of cacti, mosses, lichens, creeping dodder, rosemary, and scattered saw palmetto.

PARKWOOD SERIES

The Parkwood series consists of very deep, poorly drained, moderately slowly permeable soils in small hammock areas that border streams, poorly defined drainage ways, and depressional areas. They formed in thick beds of unconsolidated sand.

Most areas of Parkwood soils remain in their natural state. Some areas have been cleared and with adequate water control, they are used for truck crops and citrus fruits. The dominant vegetation consists of cabbage palm, live oak, water oak, red cedar, magnolia, and an undergrowth of shrubs, vines, grasses, and saw palmetto.

POMELLO SERIES

The Pomello series consists of very deep, moderately well to somewhat poorly drained soils that are sandy to depths of more than 80 inches. Pomello soils formed in sandy marine sediments in the flatwoods areas of Peninsular Florida.

Pomello soils are mostly used for range and forest production. A few areas are used for pasture. In its northern extent of occurrence many areas are used for urban development. Native vegetation is dominated by scrub oak, dwarf live oak, saw palmetto, longleaf pine, slash pine, and pine land threeawn.

POMONA SERIES

The Pomona series consists of very deep, poorly and very poorly drained, moderate to moderately slowly permeable soils on broad low ridges on the Lower Coastal Plain. They formed in sandy and loamy marine sediments.

Most areas remain in native vegetation and are used for wildlife habitat. A few small areas have been cleared and used for watermelons, truck crops, and tame pasture. The native vegetation consists of slash pine (*Pinus Elliottii*), longleaf pine (*Pinus Palustris*), and south Florida slash pine (*Pinus Elliottii Densa*) with an understory of sawpalmetto, waxmyrtle, gallberry, creeping bluestem, chalky bluestem, indiagrass, and pineland threeawn.

POTTSBURG SERIES

The Pottsburg series consists of very deep, somewhat poorly and poorly drained, moderately permeable soils on flats of the lower coastal plain. They formed in marine sediments.

Many areas are in timber and pulpwood production and community development. The native vegetation consists of second growth slash and longleaf pine with an understory of sawpalmetto, gallberry, pineland threeawn, broomsedge bluestem, lopsided indiagrass, chalky bluestem, wild grape, and other perennial grasses.

RIVIERA SERIES

The Riviera series consists of very deep, poorly drained, very slowly permeable soils on broad, low flats and in depressions in the Lower Coastal Plain. They formed in stratified sandy and loamy marine sediments on the Lower Coastal Plain.

When drained, Riviera soils are used for citrus, winter truck crops, and improved pasture. Native vegetation consists of slash pine, cabbage, and sawpalmetto, scattered cypress, maidencane, and pineland threeawn.

SAMSULA SERIES

The Samsula series consists of very deep, very poorly drained, rapidly permeable soils that formed in moderately thick beds of hydrophytic plant remains and are underlain by sandy marine sediments. These soils are in swamps, poorly defined drainageways and flood plains. Slopes are less than 2 percent.

Most areas are in native vegetation and used for water storage and as wildlife habitat. Natural vegetation is loblolly bay with scattered cypress, maple, gum, and pine trees with a ground cover of greenbriers, ferns, and other aquatic plants.

SMYRNA SERIES

The Smyrna series consists of very deep, poorly to very poorly drained soils formed in thick deposits of sandy marine materials.

Natural vegetation consists of longleaf and slash pines with an undergrowth of sawpalmetto, running oak, gallberry, waxmyrtle, and pineland threeawn. Most areas are used for forest and range. Large areas are used for tame pasture.

SPARR SERIES

The Sparr series consists of very deep, somewhat poorly drained, moderately slowly to slowly permeable soils on uplands of the coastal plain. They formed in thick beds of sandy and loamy marine sediments.

Most areas of Sparr soils are used for corn, citrus, peanuts, watermelons, truck crops, and tame pasture. Native vegetation consists of longleaf pine, slash pine, loblolly pine, magnolia, dogwood, hickory, and live oak, laurel oak, and water oak.

ST. JOHNS SERIES

The St. Johns series consists very deep, very poorly or poorly drained, moderately permeable soils on broad flats and depressional areas of the lower Coastal Plain. They formed in sandy marine sediments.

Most areas of St. Johns soils are used for forest or rangeland. Principal vegetation of the forested areas is longleaf pine, slash pine, and pond pine with an undergrowth of sawpalmetto, gallberry, waxmyrtle, huckleberry, and pineland threeawn. Some areas that have adequate water control are used for citrus, improved pasture, and special crops.

TAVARES SERIES

The Tavares series consists of very deep, moderately well drained, rapidly or very rapidly permeable soils on lower slopes of hills and knolls of the lower Coastal Plain. They formed in sandy marine or eolian deposits.

Most areas of Tavares soils are used for citrus. A few areas are used for corn, vegetable crops, watermelons, and improved pasture. In most places the natural vegetation consists of slash pine, longleaf pine, a few scattered blackjack oak, turkey oak, and post oak with an undercover of pineland threeawn. In some places natural vegetation consists of turkey oak, blackjack oak, and post oak with scattered slash pine and longleaf pine.

TOCOI SERIES

The Toci series consists of very deep, poorly drained, moderately rapidly permeable soils on broad flats in the lower Coastal Plain. They formed in thick beds of sandy marine sediments.

Toci soils are used mainly for woodland. Some areas have been cleared and used for improved pasture or growing vegetables. Native vegetation consists of slash pine, longleaf pine, waxmyrtle, saw palmetto, greenbrier, inkberry, bluestems, and pineland threeawn.

TOMOKA SERIES

The Tomoka series consists of deep, very poorly drained, moderately permeable soils that formed in decomposed dark reddish brown and black organic material about 27 inches thick over sand and loamy mineral material.

Some areas are cleared and used for truck, corn, sod crops and improved pasture. Uncleared areas are used for water storage and as a wildlife habitat. Native vegetation is sawgrass, lilies, reeds, sedges, myrtle and other aquatic plants. Cypress, red and white bay, maple and pond pine are common tree species.

WESCONNETT SERIES

The Wesconnett series consists of very deep, very poorly drained sandy soils that formed in sandy deposits on marine terraces. These soils are in depressions and on flood plains.

Most of this soil is in forest. Natural vegetation is baldcypress, pondcypress, red maple, sweetbay magnolia, sweetgum, cabbage palm, holly, and water oak, with an understory of waxmyrtle and sparse amounts of creeping bluestem, hairy bluestem, and toothachegrass.

WINDER SERIES

The Winder series consists of very deep, poorly drained, slowly to very slowly permeable soils on broad, low flats and depressional areas. They formed in loamy marine sediments on the Lower Coastal Plain.

Most areas of Winder soils are in native vegetation and used for wildlife habitat. With adequate water control, some areas are used for citrus, winter truck crops, and improved pasture. Natural vegetation consists of cordgrass, maidencane, cabbage palmetto, saw palmetto, and pineland threeawn.

ZOLFO SERIES

The Zolfo series consists of very deep, somewhat poorly drained soils that formed in thick beds of sandy marine deposits. These soils are on low broad landscapes that are slightly higher than adjacent flatwoods on the lower Coastal Plain of Central Florida.

Used mainly for citrus crops. Native vegetation consists of scattered turkey, laurel, or water oaks; long leaf or slash pine with an undercover of pineland threeawn, bluestem, lopsided indiangrass, gallberry, native weeds and saw palmetto.

APPENDIX 7 – SILVICULTURE PLAN

Appendix 7 – Silviculture Plan

Silviculture Management Plan for Section 41

Section 41 is not subject to the timber lease. The District is responsible for the implementation of all management activities.

Section 41 is subjected to a variety of illegal activities that impede most effective management. Specific challenges include vehicular trespass, dumping, arson, poaching, and unauthorized road construction/use. The isolated nature of Section 41 makes law enforcement difficult. Some silvicultural activities have been forgone, or are not being implemented, because they can exacerbate the illegal activities, or because they cannot be implemented safely. For instance: 1) salvage operations after recent wildfires, and thinning operations, have been forgone because there was no way to protect logging equipment from vandalism; 2) thinning operations have also been postponed because the skid trails will provide pathways for increased vehicular trespass; 3) reforestation in past wildfires has been postponed due to the frequent arson fires and the low probability of the seedlings surviving the fires.

If the threat of illegal activities is reduced, the following activities are likely to occur during the time span of this plan.

Reforestation

The areas within past wildfires that are void of trees will be reforested with longleaf pine. The preferred method is to flat plant the longleaf tublings by hand at a rate of 600 trees/acre. Site preparation is likely to include drum chopping and prescribed fire.

Harvesting

Areas that have not been subjected to repeated arson fires, continue to be well stocked and would benefit from thinning. They are predominantly planted mature slash pines. Since this is a first thinning, it would be a row thinning removing every third or fifth row with selection of individual trees from the remaining rows. The desired residual basal area is 60 square feet. Sales would be conducted on a per unit basis.

Prescribed fire

Despite the frequent arson fires, some areas would benefit from prescribed burning. Prescribed burns would initiate during the dormant season until fuel loads are conducive for a conversion to growing season fires. The close proximity of US 1 will require very exacting conditions to preclude smoke impacts to US 1.

**APPENDIX 8 – MANAGEMENT
PROCEDURES FOR ARCHAEOLOGICAL
& HISTORIC SITES AND PROPERTIES
ON STATE-CONTROLLED LANDS**

Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties
(revised February 2007)

These procedures apply to state agencies, local governments, and non-profits that manage state-owned properties.

A. General Discussion

Historic resources are both archaeological sites and historic structures. Per Chapter 267, Florida Statutes, *'Historic property' or 'historic resource' means any prehistoric district, site, building, object, or other real or personal property of historical, architectural, or archaeological value, and folklife resources. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state.*"

B. Agency Responsibilities

Per State Policy relative to historic properties, state agencies of the executive branch must allow the Division of Historical Resources (Division) the opportunity to comment on any undertakings, whether these undertakings directly involve the state agency, i.e., land management responsibilities, or the state agency has indirect jurisdiction, i.e. permitting authority, grants, etc. No state funds should be expended on the undertaking until the Division has the opportunity to review and comment on the project, permit, grant, etc.

State agencies shall preserve the historic resources which are owned or controlled by the agency.

Regarding proposed demolition or substantial alterations of historic properties, consultation with the Division must occur, and alternatives to demolition must be considered.

State agencies must consult with Division to establish a program to location, inventory and evaluate all historic properties under ownership or controlled by the agency.

C. Statutory Authority

Statutory Authority and more in depth information can be found in the following:

Chapter 253, F.S. – State Lands

Chapter 267, F.S. – Historical Resources

Chapter 872, F.S. – Offenses Concerning Dead Bodies and Graves

Other helpful citations and references:

Chapter 1A-32, F.A.C. – Archaeological Research

Chapter 1A-44, F.A.C. – Procedures for Reporting and Determining Jurisdiction Over Unmarked Human Burials

Chapter 1A-46, F.A.C. – Archaeological and Historical Report Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

D. Management Implementation

Even though the Division sits on the Acquisition and Restoration Council and approves land management plans, these plans are conceptual. Specific information regarding individual projects must be submitted to the Division for review and recommendations.

Managers of state lands must coordinate any land clearing or ground disturbing activities with the Division to allow for review and comment on the proposed project. Recommendations may include, but are not limited to: approval of the project as submitted, pre-testing of the project site by a certified archaeological monitor, cultural resource assessment survey by a qualified professional archaeologist, modifications to the proposed project to avoid or mitigate potential adverse effects.

Projects such as additions, exterior alteration, or related new construction regarding historic structures must also be submitted to the Division of Historical Resources for review and comment by the Division's architects. Projects involving structures fifty years of age or older, must be submitted to this agency for a significance determination. In rare cases, structures under fifty years of age may be deemed historically significant. These must be evaluated on a case by case basis.

Adverse impacts to significant sites, either archaeological sites or historic buildings, must be avoided. Furthermore, managers of state property should make preparations for locating and evaluating historic resources, both archaeological sites and historic structures.

E. Minimum Review Documentation Requirements

In order to have a proposed project reviewed by the Division, the following information, at a minimum, must be submitted for comments and recommendations.

Project Description – A detailed description of the proposed project including all related activities. For land clearing or ground disturbing activities, the depth and extent of the disturbance, use of heavy equipment, location of lay down yard, etc. For historic structures, specific details regarding rehabilitation, demolition, etc.

Project Location – The exact location of the project indicated on a USGS Quadrangle map, is preferable. A management base map may be acceptable. Aerial photos indicating the exact project area as supplemental information are helpful.

Photographs – Photographs of the project area are always useful. Photographs of structures are required.

Description of Project Area – Note the acreage of the project, describe the present condition of project area, and any past land uses or disturbances.

Description of Structures – Describe the condition and setting of each building within project area if approximately fifty years of age or older.

Recorded Archaeological Sites or Historic Structures – Provide Florida Master Site File numbers for all recorded historic resources within or adjacent to the project area. This information should be in the current management plan; however, it can be obtained by contacting the Florida Master Site File at (850) 245-6440 or Suncom 205-6440.

* * *

Questions relating to the treatment of archaeological and historic resources on state lands should be directed to:

Susan M. Harp
Historic Preservation Planner
Division of Historical Resources
Bureau of Historic Preservation
Compliance and Review Section
R. A. Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250

Phone: (850) 245-6333
Suncom: 205-6333
Fax: (850) 245-6438

APPENDIX 9 – MANAGEMENT PLAN ADVISORY GROUP SUMMARY

TWELVE MILE SWAMP CONSERVATION AREA
MANAGEMENT PLAN ADVISORY GROUP MEETING SUMMARY
PUBLIC MEETING – March 26, 2010, 9:00 a.m. – 12:00 noon
ST. JOHNS COUNTY ADMINISTRATION COMPLEX

MPAG Members present:

Mike Kuyper

Craig Hartwig

Ben Williams

Rick Piagno

Tony Cubbedge

Monique Borboen

Steve Miller

Affiliation:

FL Division of Forestry

St. Johns Soil and Water Conservation District

Stakeholder – WMA Recreational Permit Holder

Private landowner – Rayonier

St. Johns County – representing Commissioner Cyndi Stevenson

Audubon of Florida

St. Johns River Water Management District

MPAG Members not present:

Jen Williams

Terri Perreault

Forrest Penney

John Regan

Sarah Owen-Gledhill

Carolyn Kindell

Paula Snellgrove

Affiliation:

FL Fish & Wildlife Conservation Commission

St. Johns County Horse Council

Dept. of Environmental Protection – GTMNERR

City of St. Augustine

FL Wildlife Federation

FL Natural Areas Inventory

FL Trail Association

Public present:

Sgt. Mark Ochkie

Randy Dukes

Mike Ravan

Alan Elliott

Affiliation:

St. Johns County Sheriffs Office

Hunter

Hunter

Hunter

Mike Harvey

Hunter

Rick Parizni

World Golf Village

Billy Liphrott

Rayonier

Other agency staff:

Affiliation:

Cathy Lowenstein

FL Division of Forestry

J.B. Miller

St. Johns River Water Management District

PUBLIC MEETING 9:00 a.m.:

J.B. Miller opened the meeting and thanked everyone for their participation. Mr. Miller then briefly outlined the MPAG process and why everyone had been invited.

The attendees then introduced themselves and gave their affiliation. Mr. Miller provided a powerpoint presentation with a brief description of the soils, hydrology, natural communities, recreational opportunities, etc of Twelve Mile Swamp Conservation Area

Following was a discussion of the original acquisition and the associated land exchanges. There was extra time spent explaining the lease with Rayonier that encumbers most of the property.

Mr. Miller asked if there were any questions, or anything that needed clarification.

At that point, Mr. Miller went around the room and asked each MPAG member to please provide their thoughts on the property and what they would like to see in the next ten years, accepting the fact that the Rayonier lease encumbered most of the property.

The following comments were provided by MPAG members:

Ben Williams (recreational permit holder and outdoor writer) – wanted consideration for camping on the property. In the long term, he was concerned about new roads impacting the property. He asked if the internal road system would be left intact after 2025. He also stated that it was important for DOF to continue access when the property becomes a state forest.

Steve Miller (SJRWMD) provided an explanation of the two roads that he is aware of that might impact the property. Mike Kuyper explained that in 2025 the road system would be evaluated and that typically DOF would maintain as many roads as was needed to manage the property.

Monique Boerbon (Audubon of Florida) – supported enhancement/restoration of ecotones, wanted to expand the interpretive trail into the WMA, and requested additional interpretive information.

J.B. Miller (SJRWMD) explained that ecotone restoration will take place after 2025, that SJRWMD and Rayonier will discuss expanding the trail, and SJRWMD will consider adding additional interpretive information.

Craig Hartwig (St. Johns Soil & Water Conservation District) – would like SJRWMD to establish a trailhead on the Section 41 parcel.

Steve Miller (SJRWMD) explained to Craig that until the security issues are resolved in that area, a trailhead is a bad idea. If the issues get resolved, SJRWMD will consider a trailhead at that location.

Tony Cubbedge (St. Johns County) – would like to see the trails & access expanded, and camping.

The following comments were provided by members of the public:

Randy Dukes & Mile Ravan – both gentlemen were unhappy with the loss of the southern half of the WMA this coming hunt season. They were also concerned about heavy hunting on the proposed private leases that will replace the WMA on the southern half.

Rick Piagno (Rayonier) explained that the southern half of the property was not going to be in the WMA starting in the fall of 2010. The area would be broken into 5 private hunt leases. This was a corporate decision to generate additional income from the property. Mr. Piagno noted that the hunt leases would be written so that there would be similar bag limits and deer antler restrictions compared to the WMA rules that preceded it.

Rick Parizni (World Golf Village) – supports scenic road status currently in place on Nine Mile Road, but let everyone know that per the Development Order for the World Golf Village DRI, they are required to increase the level of service of Nine Mile Road within the next several years.

Mr. Miller then asked everyone if there was anything else they wanted to add and if there was a particular use they wanted to see on the property after 2025. The group was happy with continuing the current uses and opening up the property to all recreational users after 2025.

The meeting was adjourned at 11:50 a.m.

APPENDIX 10 – COMPLIANCE WITH LOCAL COMPREHENSIVE PLAN

INSERT WHEN RECEIVED FROM ST. JOHNS COUNTY

APPENDIX 11 - DEEDS

①
30
4523

Public Records of
St. Johns County, FL
Clerk# 01-007325
O.R. 1568 PG 482
09:36AM 02/21/2001
REC \$121.00 SUR \$15.50

THIS DOCUMENT PREPARED
BY AND RETURN TO:

M. LYNN PAPPAS, ESQUIRE
PAPPAS METCALF JENKS
MILLER & REINSCH, P.A.
200 WEST FORSYTH STREET
SUITE 1400
JACKSONVILLE, FL 32202

TRUSTEES DEED

136.50
2.31

THIS TRUSTEES DEED made as of the 19th day of February, 2001, by **ROBERT H. PAUL, III, as Trustee, CHERYL S. CUMMER, as Trustee, and HOWARD W. HARRISON, JR., as Trustee**, whose addresses are P. O. Box 17499, Jacksonville, Florida 32245, 21 Fairfield St., Unit #4, Boston, MA 02116, and P.O. Box 10, Sedgewick, ME 04676, respectively, hereinafter called "Grantor" to the **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373 of the Florida Statutes, as to an undivided fifty percent (50%) interest, whose address is P. O. Box 1429, Palatka, Florida 32178-1429, and **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, as to an undivided fifty percent (50%) interest, whose address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, Florida 32399, hereinafter called "Grantee".

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain real property situate in St. Johns County, Florida, as described on Exhibit A attached hereto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is subject to those matters set forth in Exhibit B attached hereto and none other. The Property is not the homestead of Grantor.

0R1568PG0483

And Grantor hereby covenants with Grantee that, except as set forth above, at the time of the delivery of this deed, the property was free from all encumbrances made by Grantor; and that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

And Grantor also hereby covenants with Grantee, its successors and assigns, to apply for an amendment to the future land use map of the St. Johns County Comprehensive Plan to modify the land use of the property that Grantor, as of the date of the execution of this deed, owns within 750 feet of the centerline of Durbin Creek (the "Durbin Creek Corridor") to Conservation or such other comparable designation under the St. Johns County Comprehensive Plan. This application shall be filed with St. Johns County within sixty (60) days of the expiration of that certain timber cutting lease originally by and between Cummer Lime and manufacturing Company and Owens-Illinois Glass Company dated December 28, 1959 (the "Lease"), which is to expire on December 31, 2025, or as sooner agreed to by Grantor and lessee under the Lease (the "Lessee"). Grantor shall use good faith, reasonable efforts to secure approval of the comprehensive plan amendment. Should the Lease be terminated due to breach by Grantor or Lessee, then the application for amendment shall be filed (a) within 60 days of Lessee's written consent to file the application, (b) within sixty (60) days of a final judgment or settlement of the dispute whereby the Lease is recognized as terminated, or (c) by March 1, 2026, whichever comes first.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

[This space intentionally left blank.]

0R1568PG0484

Signed, Sealed and Delivered
in the presence of:

Deanna Ordway
Print Name: Deanna Ordway

Robert H. Paul, III
Robert H. Paul, III, as Trustee

Robert H. Paul, III
Print Name: Robert H. Paul, III

STATE OF Florida
COUNTY OF Duval

The foregoing was acknowledged before me this 13th day of February, 2001, by
Robert H. Paul, III, as Trustee, who (X) is personally known to me, or () produced
as identification.

Jane L. Potts
Notary Public

Printed Name



COPY

OR1568PG0485

Pauline C. Garon
Name Printed: Pauline C. Garon

By: Cheryl S. Cummer
Cheryl S. Cummer, as Trustee

Gina Regina
Name Printed: Gina Regina

STATE OF Massachusetts
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 13th day of February, 2001, by
Cheryl S. Cummer, as Trustee.

Heidi Shahbaz Thomas
(Print Name Heidi Shahbaz Thomas)

NOTARY PUBLIC

State of Massachusetts at Large

Commission #

My Commission Expires HEIDI SHAHBAZ-THOMAS, NOTARY P

Personally known ☒

MY COMMISSION EXPIRES DEC. 8, 2

or Produced I.D. ☒

[check one of the above]

Type of Identification Produced

HEIDI SHAHBAZ-THOMAS, NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 8, 2002

0R1568PG0486

Frances G. Parks
Name Printed: FRANCES G. PARKS

By: Howard W. Harrison, Jr.
Howard W. Harrison, Jr., as Trustee

Ratna A. Clark
Name Printed: Ratna A. Clark

STATE OF PA
COUNTY OF Phila

The foregoing instrument was acknowledged before me this 13th day of February, 2001, by
Howard W. Harrison, Jr., as Trustee.

Tracey M. Kelly
(Print Name) Tracey M. Kelly
NOTARY PUBLIC
State of PA at Large
Commission # 123456789
My Commission Expires: 7/17/2004
Personally known ✓
or Produced I.D. ✓
[check one of the above]
Type of Identification Produced
PA Driver's License

COPIES

NOTARIAL SEAL
TRACEY M. KELLY, Notary Public
City of Philadelphia, Phila. County
My Commission Expires July 17, 2004

PARCEL "A"

ALL OF SECTIONS 22, 23, 27, 35, 36, AND SECTION 38 OF THE ANELM GAY GRANT, SECTION 39 OF THE JOHN GIONOPLY GRANT, SECTION 42 OF THE PHILIP R. YONGE GRANT, SECTION 43 OF THE ZEPH. KINGSLEY GRANT, SECTION 44 OF THE GEORGE GIONOPLY GRANT, SECTION 45 OF THE EMAN. GIONOPLY GRANT, TOGETHER WITH A PORTION OF SECTIONS 13, 24, 33, 34 AND SECTION 37 OF THE ANELM GAY GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH PORTIONS OF SECTIONS 19, 29, 30, 31, 32, SECTION 41 OF THE REUBEN CHARLES GRANT, SECTION 42 OF THE ANELM GAY GRANT, AND SECTION 43 OF THE JOHN GIONOPLY GRANT, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTIONS 2, 3, AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH ALL OF SECTION 6, AND SECTION 46 OF THE J. GIANOPLY OR Z. KINGSLEY GRANT, SECTION 58 OF THE JNO. GIANOPLY GRANT, SECTION 59 OF THE GIANOPLY OR BUSHNELL OR KINGSLEY GRANT, SECTION 60 OF THE GIANOPLY OR BUSHNELL OR KINGSLEY GRANT, SECTION 64 OF THE KINGSLEY, BUSHNELL OR INGERSOLL GRANT, SECTION 67 OF THE KINGSLEY OR INGERSOLL GRANT, SECTION 77 OF THE L. CAPO OR KINGSLEY GRANT, AND SECTION 100 OF THE Z. KINGSLEY GRANT, TOGETHER WITH A PORTION OF SECTIONS 4 AND 5, AND SECTION 61 OF THE BUSHNELL'S HEIRS OR KINGSLEY GRANT, SECTION 62 OF THE HEIRS OF E. BUSHNELL GRANT, SECTION 63 OF THE Z. KINGSLEY GRANT, SECTION 65 OF THE KINGSLEY, BUSHNELL OR SCHOFIELD GRANT, AND SECTION 66 OF THE M. SCHOFIELD OR KINGSLEY GRANT, ALL LYING WITHIN TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, PORTIONS OF WHICH BEING BOUNDED ON THE EAST BY A FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, BOUNDED ON THE SOUTH BY INTERNATIONAL GOLF PARKWAY (A.K.A. NINE MILE ROAD), AND BOUNDED ON THE WEST BY INTERSTATE HIGHWAY NO. 95 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 33, TOWNSHIP 5 SOUTH, RANGE 28 EAST, WITH THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 95, A 300 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH $88^{\circ}53'30''$ EAST, ALONG SAID NORTH LINE OF SECTION 33, 1873.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27, TOWNSHIP 5 SOUTH, RANGE 28 EAST; THENCE NORTH $1^{\circ}05'51''$ WEST, ALONG THE WEST LINE OF SAID SECTION 27, 5228.35 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH $1^{\circ}01'45''$ WEST, ALONG THE WEST LINE OF SAID SECTION 22, TOWNSHIP 5 SOUTH, AND RANGE 28 EAST, 5393.55 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH $89^{\circ}33'45''$ EAST, ALONG SAID NORTH LINE OF SAID SECTIONS 22 AND 23, TOWNSHIP 5 SOUTH, RANGE 28 EAST, 10731.55 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13, TOWNSHIP 5 SOUTH, RANGE 28 EAST; THENCE NORTH $1^{\circ}04'07''$ WEST, ALONG THE WEST LINE

OF SAID SECTION 13, 5180.31 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY; THENCE SOUTH $41^{\circ}02'27''$ EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2855.65 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 11409.16 FEET; THROUGH A CENTRAL ANGLE OF $03^{\circ}10'24''$, AN ARC DISTANCE OF 631.87 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH $39^{\circ}27'15''$ EAST, 631.79 FEET; THENCE SOUTH $37^{\circ}52'03''$ EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 639.17 FEET; THENCE SOUTH $52^{\circ}07'57''$ WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE 100.00 FEET; THENCE SOUTH $37^{\circ}52'03''$ EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 200.00 FEET; THENCE NORTH $52^{\circ}07'57''$ EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 100.00 FEET; THENCE SOUTH $37^{\circ}52'03''$ EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 7940.60 FEET, TO ITS INTERSECTION WITH THE WEST LINE OF A FLORIDA EAST COAST RAILROAD PARCEL, AS RECORDED IN DEED BOOK 58, PAGE 474, OF SAID COUNTY; THENCE SOUTH $15^{\circ}24'36''$ EAST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE WEST LINE OF SAID RAILROAD PARCEL, 1027.11 FEET, TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 550, PAGE 582 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $74^{\circ}35'24''$ WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, 240.00 FEET; THENCE SOUTH $15^{\circ}24'36''$ EAST, ALONG THE WEST LINE OF SAID LANDS, 181.50 FEET; THENCE NORTH $74^{\circ}35'24''$ EAST, ALONG THE SOUTH LINE OF SAID LANDS 240.00 FEET TO THE WEST LINE OF AFORESAID FLORIDA EAST COAST RAILROAD PARCEL; THENCE SOUTH $15^{\circ}24'36''$ EAST, ALONG SAID WEST LINE, 108.38 FEET TO THE SOUTHERLY LINE THEREOF; THENCE NORTH $52^{\circ}08'56''$ EAST, ALONG SAID SOUTHERLY LINE, 503.09 FEET, TO A POINT LYING ON AFORESAID WESTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY; THENCE SOUTH $37^{\circ}52'03''$ EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 15318.92 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A.K.A. NINE MILE ROAD), A 66 FOOT MAINTAINED RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH $66^{\circ}32'17''$ WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD AND ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY, 1800.25 FEET, TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1453.05 FEET, THROUGH A CENTRAL ANGLE OF $07^{\circ}05'45''$, AN ARC DISTANCE OF 179.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH $62^{\circ}59'25''$ WEST, 179.84 FEET; THENCE SOUTH $59^{\circ}26'32''$ WEST, CONTINUING ALONG SAID MAINTAINED NORTHERLY RIGHT-OF-WAY LINE, 6370.79 FEET, TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A

RADIUS OF 2166.15 FEET, THROUGH A CENTRAL ANGLE OF $05^{\circ}17'15''$, AN ARC DISTANCE OF 199.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH $56^{\circ}47'54''$ WEST, 199.83 FEET; THENCE SOUTH $54^{\circ}09'16''$ WEST, CONTINUING ALONG SAID MAINTAINED NORTHERLY RIGHT-OF-WAY LINE, 2848.30 FEET; THENCE SOUTH $53^{\circ}53'42''$ WEST, CONTINUING ALONG SAID MAINTAINED NORTHERLY RIGHT-OF-WAY LINE, 1588.34 FEET; THENCE SOUTH $54^{\circ}09'58''$ WEST, CONTINUING ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE, 1054.86 FEET, TO ITS INTERSECTION WITH THE EAST RANGE LINE OF TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE NORTH $1^{\circ}37'40''$ WEST, ALONG SAID RANGE LINE, 3800.99 FEET; THENCE NORTH $1^{\circ}39'23''$ WEST, CONTINUING ALONG SAID RANGE LINE, 5397.43 FEET, TO THE NORTHEAST CORNER OF SAID TOWNSHIP; THENCE SOUTH $88^{\circ}37'55''$ WEST, ALONG THE NORTH LINE OF SAID TOWNSHIP, 5144.17 FEET, TO THE NORTHWEST CORNER OF SECTION 1, SAID TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH $89^{\circ}07'25''$ WEST, CONTINUING ALONG SAID NORTH LINE OF SAID TOWNSHIP, 1317.83 FEET, TO THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 729, PAGE 753 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH $1^{\circ}07'35''$ EAST, ALONG THE WEST LINE OF SAID LANDS, 5333.10 FEET, TO ITS INTERSECTION WITH THE SOUTH LINE OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH $0^{\circ}42'21''$ EAST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, 1320.72 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH $88^{\circ}34'18''$ WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, 1285.97 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, SAID POINT LYING ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 837, PAGES 807 AND 820; THENCE NORTH $0^{\circ}08'25''$ WEST, ALONG SAID EAST LINE, 1431.70 FEET, TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH $89^{\circ}22'18''$ WEST, ALONG THE NORTH LINE OF SAID LANDS, 4946.84 FEET TO ITS INTERSECTION WITH AFOREMENTIONED EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95; THENCE NORTH $27^{\circ}29'18''$ WEST, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE 11648.16 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCELS:

LOTS 6 THRU 29, BLOCK 37, ACCORDING TO WOODLAND HEIGHTS, MAP BOOK 3, PAGE 78, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THE RUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING THE LANDS OF THE ROBERT J. STALLS ESTATE (PARCEL NO. 071030-0000 AS SHOWN ON ST. JOHNS COUNTY ASSESSMENT MAP, SHEET NO. 4C/30NX), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT

0R1568PG0490

OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF LOT 17, SAME BEING THE SOUTHEAST CORNER OF SAID BLOCK 37, THENCE SOUTH 74°35'05" WEST, ALONG THE SOUTH LINE OF LOTS 17 AND 18, 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 18; THENCE NORTH 15°24'55" WEST, ALONG THE WEST LINE OF LOTS 18 THRU 29, 396.00 FEET, TO THE NORTHWEST CORNER OF LOT 29; THENCE NORTH 74°35'05" EAST, ALONG THE NORTH LINE OF LOTS 29 AND 6, 200.00 FEET TO THE NORTHEAST CORNER OF LOT 6; THENCE SOUTH 15°24'55" EAST, ALONG THE EAST LINE OF LOTS 6 THRU 17, 396.00 FEET TO THE POINT OF BEGINNING.

NOTE: NO COVERING DEED OF RECORD FOUND FOR THIS PARCEL.

LANDS DESCRIBED IN OFFICIAL RECORDS 831, PAGE 1064, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THE RUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS 550, PAGE 582, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 15°24'36" WEST, ALONG THE WEST LINE OF SAID LANDS, 46.82 FEET TO POINT LYING ON A WESTERLY LINE OF A PERPETUAL EASEMENT AS RECORDED IN OFFICIAL RECORDS 118, PAGE 83 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 18°55'28" WEST, ALONG SAID WESTERLY EASEMENT LINE, 309.79 FEET TO THE POINT OF BEGINNING, SAME BEING THE EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 831, PAGE 1064, ST. JOHNS COUNTY, FLORIDA; THENCE CONTINUE SOUTH 18°55'28" WEST, 154.18 FEET; THENCE NORTH 70°24'51" WEST, 154.19 FEET; THENCE NORTH 18°55'28" EAST, 154.18 FEET; THENCE SOUTH 70°24'51" EAST, 154.19 FEET TO THE POINT OF BEGINNING.

LOTS 1 AND 2, BLOCK 35 ACCORDING TO WOODLAND HEIGHTS, MAP BOOK 3, PAGE 67, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THE RUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS 1318, PAGE 1575; ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF SAID BLOCK 35; THENCE SOUTH 15°24'55" EAST, ALONG THE EAST LINE OF LOT 1, 90.00 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 74°35'05" WEST, ALONG THE SOUTH LINE OF LOTS 1 & 2, 66.67 FEET TO THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 15°24'55" WEST, ALONG THE WEST LINE OF LOT 2, 90.00 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 74°35'05" EAST, ALONG THE

NORTH LINE OF LOTS 1 & 2, 66.67 FEET, TO THE POINT OF BEGINNING.

LOTS 1,2,3,32 AND 33, BLOCK 37, ACCORDING TO WOODLAND HEIGHTS, MAP BOOK 3, PAGE 78, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THE RUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING THE LANDS OF THE FLORIDA MUTUAL LAND CORP. (PARCEL NO. 071010-0000 AS SHOWN ON ST. JOHNS COUNTY ASSESSMENT MAP, SHEET NO. 4C/30NX), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF SAID BLOCK 37, THENCE SOUTH 15°24'55" EAST, ALONG THE EAST LINE OF SAID LOTS 1,2, AND 3, 128.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 74°35'05" WEST, ALONG THE SOUTH LINE OF LOTS 3 AND 32, 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 32; THENCE NORTH 15°24'55" WEST, ALONG THE WEST LINE OF LOT 32, 33.00 FEET, TO THE WEST CORNER OF LOT 33; THENCE NORTH 49°05'05" EAST, ALONG THE NORTH LINE OF LOTS 33 AND 1, 221.59 FEET TO THE POINT OF BEGINNING.

NOTE: NO COVERING DEED OF RECORD FOUND FOR THIS PARCEL.

LANDS DESCRIBED IN OFFICIAL RECORDS 868, PAGE 1139; LANDS DESCRIBED IN OFFICIAL RECORDS 960, PAGE 620; LANDS DESCRIBED IN DEED BOOK 170, PAGE 555; LANDS DESCRIBED IN OFFICIAL RECORDS 59, PAGE 534; LANDS DESCRIBED IN OFFICIAL RECORDS 60, PAGE 439, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THE R. CHARLES GRANT, SECTION 41, PART OF THE A. GAY GRANT, SECTION 42 AND PART OF THE J. GIONOPLE GRANT, SECTION 43, ALL IN TOWNSHIP 5 SOUTH, RANGE 29 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 43, THENCE SOUTH 15°24'55" EAST, ALONG THE EAST LINE OF SAID SECTION 43, 264.00 FEET; THENCE NORTH 73°27'29" WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 43, 792.00 FEET; THENCE NORTH 15°24'55" WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 42 AND SECTION 43, 858.00 FEET; THENCE SOUTH 73°27'29" EAST, ALONG A LINE PARALLEL TO SAID NORTH LINE OF SAID SECTION 43, 792.00 FEET TO A POINT LYING ON THE WEST LINE OF SAID SECTION 41, SAME BEING THE WEST LINE OF WOODLAND HEIGHTS, AS RECORDED IN MAP BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 15°24'55" WEST, ALONG SAID WEST LINE OF SECTION 41, 695.34 FEET TO THE CENTERLINE OF PHILADELPHIA STREET, AS SHOWN ON JUST MENTIONED PLAT OF WOODLAND HEIGHTS; THENCE ALONG SAID CENTERLINE, NORTH 74°36'50" EAST, 219.51 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF FLORIDA AVENUE AS SHOWN ON SAID PLAT; THENCE SOUTH 15°26'06" EAST, ALONG SAID CENTERLINE OF

FLORIDA AVENUE, 1426.47 FEET TO THE SOUTH LINE OF SAID WOODLAND HEIGHTS, SAME BEING THE SOUTH LINE OF SAID SECTION 41; THENCE NORTH 73°27'29" WEST, ALONG SAID SOUTH LINE, 259.30 FEET TO THE POINT OF BEGINNING.

LOTS 23 THRU 27, BLOCK 60, AND ONE-HALF OF THE VACATED STREETS LYING SOUTH AND EAST, ACCORDING TO WOODLAND HEIGHTS, MAP BOOK 3, PAGE 67, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THE RUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING THE LANDS OF THE G.R. CHASSEVENT ESTATE, (PARCEL NO. 071330-0000 AS SHOWN ON ST. JOHNS COUNTY ASSESSMENT MAP, SHEET NO. 4C/30SX), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE CENTERLINE INTERSECTION OF BALTIMORE AVENUE AND PHILADELPHIA STREET AS SHOWN ON SAID PLAT OF WOODLAND HEIGHTS, MAP BOOK 3, PAGE 67, THENCE SOUTH 74°35'05" WEST, ALONG SAID CENTERLINE OF PHILADELPHIA STREET, 120.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 27; THENCE NORTH 15°24'55" WEST, ALONG SAID SOUTHERLY PROLONGATION, AND THE WESTERLY LINES OF SAID LOTS 23 THRU 27, 170.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 23; THENCE NORTH 74°35'05" EAST, ALONG THE NORTHERLY LINE OF LOT 23 AND ITS EASTERLY PROLONGATION, 120.00 FEET TO THE CENTERLINE OF AFOREMENTIONED BALTIMORE AVENUE; THENCE SOUTH 15°24'55" EAST, ALONG SAID CENTERLINE OF BALTIMORE AVENUE, 170.00 FEET TO THE POINT OF BEGINNING.

NOTE: NO COVERING DEED OF RECORD FOUND FOR THIS PARCEL.

A PARCEL OF LAND AS SHOWN AS 5, (AS SHOWN ON ST. JOHNS COUNTY ASSESSMENT MAP, SHEET NO. 4C/30SX) LYING IN BLOCK 36, ACCORDING TO WOODLAND HEIGHTS, MAP BOOK 3, PAGE 67, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THE REUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, APPEARING TO BE PARCEL "E", BEING LOTS 30, 31 AND 32, OF AFOREMENTIONED BLOCK 36, AS SHOWN ON SURVEY BY ROBERT M. ANGAS AND ASSOCIATES, DATED MARCH 18, 1963, FILE NO. C 174-5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 30, THENCE SOUTH 74°35'05" WEST, ALONG THE SOUTH LINE OF LOT 30, AND ITS WESTERLY PROLONGATION THEREOF, 120.00 FEET TO THE CENTERLINE OF BALTIMORE AVENUE (BALTIMORE AVENUE PER ANGAS SURVEY); THENCE NORTH 15°24'55" WEST, ALONG SAID CENTERLINE OF BALTIMORE AVENUE, 90.00 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 32, THENCE NORTH 74°35'05" EAST, ALONG SAID WESTERLY PROLONGATION OF THE NORTH LINE OF

0R1568PG0493

LOT 32, AND THE NORTH LINE OF LOT 32, 120.00 FEET TO THE NORTHEAST CORNER OF LOT 32; THENCE SOUTH $15^{\circ}24'55''$ EAST, ALONG THE EAST LINE OF LOTS 32, 31 AND 30, 90.00 FEET TO THE POINT OF BEGINNING.

NOTE: NO COVERING DEED OF RECORD FOUND FOR THIS PARCEL.

A PARCEL OF LAND LYING IN SECTION 41, R. CHARLES GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING SHOWN AS THE JOHN A. STALLS PARCEL AS SHOWN ON MAP BY H.A. DURDEN & ASSOCIATES, DATED: NOVEMBER 19, 1968, FILE No. E-6, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER SAID JOHN A. STALLS PARCEL, SAID NORTHWEST CORNER LYING ON AN EASTERLY LINE OF A 60 FOOT WIDE PERPETUAL EASEMENT AS RECORDED IN OFFICIAL RECORDS 178, PAGE 83 OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $72^{\circ}37'36''$ EAST, DEPARTING SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE AND ALONG THE NORTH LINE OF JUST MENTIONED STALLS PARCEL, 199.94 FEET TO THE NORTHEAST CORNER OF SAID STALLS PARCEL; THENCE SOUTH $17^{\circ}22'24''$ EAST, ALONG THE EAST LINE OF SAID STALLS PARCEL, 468.20 FEET TO THE SOUTHEAST CORNER OF SAID STALLS PARCEL, SAID POINT LYING ON A NORTH LINE OF AFOREMENTIONED 60 FOOT WIDE PERPETUAL EASEMENT; THENCE NORTH $84^{\circ}22'11''$ WEST, ALONG THE JUST MENTIONED 60 FOOT WIDE PERPETUAL EASEMENT LINE, SAME BEING THE SOUTH LINE OF SAID STALLS PARCEL, 217.21 FEET TO THE SOUTHWEST CORNER OF SAID STALLS PARCEL; THENCE NORTH $17^{\circ}22'24''$ WEST, ALONG THE AFOREMENTIONED EASTERLY LINE OF A 60 FOOT WIDE PERPETUAL EASEMENT, SAME BEING THE WEST LINE OF SAID STALLS PARCEL, 383.31 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND LYING IN SECTION 41, R. CHARLES GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 550, PAGE 582 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $74^{\circ}35'24''$ WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, 240.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH $15^{\circ}24'36''$ EAST, ALONG THE WEST LINE OF SAID LANDS, 181.50 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH $74^{\circ}35'24''$ EAST, ALONG THE SOUTH LINE OF SAID LANDS 89.13 FEET; THENCE SOUTH $18^{\circ}55'28''$ WEST, DEPARTING SAID SOUTH LINE OF SAID LANDS, AND ALONG A LINE PARALLEL TO, AND 100 FEET EASTERLY (AS MEASURED AT RIGHT ANGLES) TO A WESTERLY LINE OF A 60 FOOT WIDE PERPETUAL EASEMENT AS RECORDED IN OFFICIAL

MASTER REVISED 2/16/01

RECORDS 178, PAGE 83 OF SAID ST. JOHNS COUNTY, FLORIDA, 234.98 FEET; THENCE NORTH 71°04'32" WEST, 100.00 FEET TO A POINT LYING ON SAID WESTERLY LINE OF SAID 60 FOOT WIDE PERPETUAL EASEMENT; THENCE SOUTH 18°55'28" WEST, ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, 240.60 FEET TO THE SOUTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS 831, PAGE 1064, ST. JOHNS COUNTY, FLORIDA, THE SOUTHERLY 154.18 FEET OF JUST MENTIONED LINE BEING THE SOUTHEAST LINE OF JUST MENTIONED LANDS; THENCE SOUTH 70°24'51" EAST, CONTINUING ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, 60.00 FEET; THENCE NORTH 18°55'28" EAST, CONTINUING ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, 28.74 FEET; THENCE SOUTH 70°43'34" EAST, CONTINUING ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, 110.95 FEET; THENCE SOUTH 15°24'55" EAST, CONTINUING ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, 49.23 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 35, WOODLAND HEIGHTS, AS RECORDED IN MAP BOOK 3, PAGE 67, ST. JOHNS COUNTY, FLORIDA, SAME BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 1318, PAGE 1575; ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 74°35'05" EAST, CONTINUING ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, SAME BEING THE NORTH LINE OF SAID DEED, 66.67 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 35, SAID WOODLAND HEIGHTS; THENCE SOUTH 69°54'17" EAST, CONTINUING ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, 167.37 FEET; THENCE SOUTH 39°20'27" WEST, DEPARTING A SOUTHERLY LINE OF SAID 60 FOOT WIDE PERPETUAL EASEMENT, 266.85 FEET; THENCE NORTH 69°47'48" WEST, 233.12 FEET; THENCE NORTH 04°03'00" WEST, 215.30 FEET; THENCE NORTH 69°53'40" WEST, 385.18 FEET; THENCE NORTH 18°55'28" EAST, 192.39 FEET; THENCE NORTH 32°31'54" EAST, 508.20 FEET; THENCE NORTH 41°19'14" EAST, 400.53 FEET TO A POINT LYING ON THE WEST LINE OF A FLORIDA EAST COAST RAILROAD PARCEL, AS RECORDED IN DEED BOOK 58, PAGE 474, OF SAID ST. JOHNS COUNTY FLORIDA; THENCE SOUTH 15°24'36" EAST, ALONG JUST MENTIONED WEST LINE, 397.56 FEET TO THE POINT OF BEGINNING.

PART OF SECTION 31, PART OF THE R. CHARLES GRANT, SECTION 41, PART OF THE A. GAY GRANT, SECTION 42 AND PART OF THE J. GIONOPLE GRANT, SECTION 43, ALL IN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 43, THENCE SOUTH 73°27'29" EAST, ALONG THE SOUTH LINE OF SAID SECTION 41, 259.30 FEET, TO THE CENTERLINE OF FLORIDA AVENUE AS SHOWN ON THE PLAT OF WOODLAND HEIGHTS, AS RECORDED IN MAP BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 15°26'06" WEST, ALONG SAID CENTERLINE OF FLORIDA AVENUE, 1084.00 FEET TO A SOUTHERLY

0R1568PG0495

LINE OF A 60 FOOT WIDE PERPETUAL EASEMENT AS RECORDED IN OFFICIAL RECORDS 178, PAGE 83 OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $21^{\circ}00'56''$ EAST, ALONG SAID SOUTHERLY EASEMENT LINE, 100.99 FEET; THENCE SOUTH $15^{\circ}26'06''$ EAST, DEPARTING SAID EASEMENT LINE, 412.76 FEET; THENCE SOUTH $89^{\circ}39'29''$ EAST, 68.84 FEET; THENCE SOUTH $10^{\circ}36'13''$ EAST, 226.93 FEET; THENCE SOUTH $51^{\circ}07'05''$ WEST, 51.37 FEET; THENCE SOUTH $15^{\circ}26'06''$ EAST, 595.38 FEET; THENCE SOUTH $54^{\circ}51'26''$ WEST, 233.76 FEET; THENCE SOUTH $74^{\circ}53'17''$ WEST, 167.48 FEET; THENCE NORTH $15^{\circ}06'43''$ WEST, 40.00 FEET; THENCE SOUTH $74^{\circ}53'17''$ WEST, 705.93 FEET; THENCE NORTH $15^{\circ}41'52''$ WEST, 893.51 FEET; THENCE NORTH $74^{\circ}54'10''$ EAST, 145.63 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS 60, PAGE 439, OF THE SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH $15^{\circ}24'55''$ EAST, ALONG SAID WEST LINE, 457.80 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH $73^{\circ}27'29''$ EAST, ALONG THE SOUTH LINE OF SAID LANDS, 792.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID SOUTHEAST CORNER LYING ON THE EAST LINE OF AFOREMENTIONED SECTION 43; THENCE NORTH $15^{\circ}24'55''$ WEST, ALONG SAID EAST LINE OF SECTION 43, 264.00 FEET TO THE POINT OF BEGINNING.

COPY

PARCEL "B"

A PORTION OF SECTIONS 12, 13, 23, 24, 25 AND SECTION 41 OF THE G.W. PERPALL GRANT, SECTION 42 OF THE G.W. PERPALL GRANT AND SECTION 48 OF THE Z. KINGSLEY GRANT, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 18, 19, 20, 21, 28, 29, 30, 32 AND SECTION 63 OF THE Z. KINGSLEY GRANT, SECTION 68 OF THE D.L. CLINCH GRANT, SECTION 69 OF THE J.M. FONTANE OR A. GAY GRANT, SECTION 70 OF THE J.M. FONTANE GRANT, SECTION 71 OF THE J.M. FONTANE GRANT, SECTION 72 OF THE ANTELM GAY GRANT, SECTION 73 OF THE GAY OR CLINCH GRANT, SECTION 75 OF THE G.W. PERPALL GRANT, SECTION 76 OF THE FONTANE OR GAY GRANT AND SECTION 78 OF THE MARTIN HERNANDEZ GRANT, TOGETHER WITH A PORTION OF SECTIONS 17, 22, 27, 31, 33, 34, AND SECTION 47 OF THE JOHN AYRHAULT GRANT, SECTION 61 OF THE BUSHNELLS HEIRS OR KINGSLEY GRANT, SECTION 62 OF THE HEIRS OF E. BUSHNELL GRANT, SECTION 65 OF THE KINGSLEY, BUSHNELL OR SCHOFIELD GRANT, SECTION 66 OF THE M. SCHOFIELD OR KINGSLEY GRANT, AND SECTION 74 OF THE E.B. GOULD GRANT, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTION 53 OF THE MARTIN HERNANDEZ GRANT, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, PORTIONS OF WHICH BEING BOUNDED ON THE WEST BY INTERSTATE HIGHWAY NO. 95 AND BOUNDED ON THE NORTH BY INTERNATIONAL GOLF PARKWAY (A.K.A NINE MILF. ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE HALF OF SAID SECTION 13, TOWNSHIP 6 SOUTH, RANGE 28 EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY (A.K.A NINE MILE ROAD), A 66 FOOT MAINTAINED RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 89°11'58" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, 2427.12 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 294.69 FEET, THROUGH A CENTRAL ANGLE OF 52°32'34", AN ARC DISTANCE OF 270.24 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING CHORD BEARING AND DISTANCE OF NORTH 62°55'41" EAST, 260.87 FEET; THENCE NORTH 36°39'24" EAST, CONTINUING ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, 1152.36 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 943.18 FEET; THROUGH A CENTRAL ANGLE OF 17°30'34", AN ARC DISTANCE OF 288.23 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING CHORD BEARING AND DISTANCE OF NORTH 45°24'41" EAST, 287.11 FEET; THENCE NORTH 54°09'58" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, 1453.75 FEET;

THENCE NORTH 53°53'42" EAST, CONTINUING ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, 1588.34 FEET; THENCE NORTH 54°09'16" EAST, CONTINUING ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, 2848.15 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2100.15 FEET, THROUGH A CENTRAL ANGLE OF 05°17'15", AN ARC DISTANCE OF 193.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING CHORD BEARING AND DISTANCE OF NORTH 56°47'54" EAST, 193.75 FEET; THENCE NORTH 59°26'32" EAST, CONTINUING ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, 1383.68 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 62 OF THE HEIRS OF E. BUSHNELL GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE SOUTH 00°17'57" EAST, DEPARTING SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE AND ALONG SAID EAST LINE OF SECTION 62, 2460.64 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 63 OF THE Z. KINGSLEY GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE SOUTH 18°17'25" EAST, ALONG SAID EASTERLY LINE OF SECTION 63, 3096.11 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 17 OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE NORTH 88°26'20" EAST, ALONG SAID NORTH LINE 1297.71 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 17; THENCE SOUTH 01°04'32" EAST, ALONG SAID WEST LINE, 5254.77 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 20, TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE NORTH 89°14'06" EAST, ALONG SAID NORTH LINE, 2514.68 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 74 OF THE E.B. GOULD GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE NORTH 20°39'25" WEST, ALONG SAID WEST LINE, 1026.22 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 669, PAGE 1580; THENCE NORTH 69°22'13" EAST, ALONG SAID NORTH LINE, 824.97 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 20°36'04" EAST, ALONG THE EAST LINE OF SAID LANDS OF OFFICIAL RECORDS 669, PAGE 1580, 1125.26 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID SECTION 74; THENCE SOUTH 69°23'06" WEST, ALONG SAID SOUTH LINE, 550.18 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 21; SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE NORTH 89°20'57" EAST, ALONG SAID NORTH LINE OF SECTION 21, 5123.20 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE CONTINUE NORTH 89°47'21" EAST, ALONG THE NORTH LINE OF SAID SECTION 22, OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST, 4436.53 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SECTION 51 OF THE DANIEL HURLBURT GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE SOUTH 29°34'41" EAST, ALONG SAID WEST LINE, 1738.34 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 22; THENCE SOUTH 01°46'49" EAST, ALONG SAID EAST LINE, 1099.07 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF GOVERNMENT LOT 8 OF SAID SECTION 22; THENCE SOUTH 89°24'43" WEST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF GOVERNMENT LOTS 9 AND 10 OF SAID SECTION 22, 3953.77 FEET TO THE NORTHEAST CORNER OF SAID

GOVERNMENT LOT 10; THENCE SOUTH $00^{\circ}57'43''$ EAST, ALONG THE WEST LINES OF GOVERNMENT LOTS 10 AND 13 OF SAID SECTION 22, 2636.81 FEET TO A POINT LYING ON THE NORTH LINE OF SAID SECTION 27 OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE NORTH $89^{\circ}18'45''$ EAST, ALONG SAID NORTH LINE 2661.72 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 27; THENCE SOUTH $00^{\circ}59'07''$ EAST, ALONG THE WEST LINES OF THE GOVERNMENT LOTS 1, 8, 9, AND 16 OF SAID SECTION 27, SAID LINES ALSO BEING THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 841, PAGE 765 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, 5328.87 FEET TO A POINT LYING ON THE NORTH LINE OF SAID SECTION 34, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE CONTINUE SOUTH $00^{\circ}39'38''$ EAST ALONG THE WEST LINES OF GOVERNMENT LOTS 1, 4, 5 AND 12 OF SAID SECTION 34, SAID LINES ALSO BEING THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 362, PAGE 240 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, 4968.19 FEET TO A POINT LYING ON THE NORTH LINE OF SECTION 81 OF THE JOS. DELESPINE GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE SOUTH $84^{\circ}16'08''$ WEST, ALONG SAID NORTH LINE, 113.78 FEET TO THE NORTHWEST CORNER OF SAID SECTION 81; THENCE SOUTH $33^{\circ}53'35''$ EAST, ALONG THE WEST LINE OF SAID SECTION 81, 206.60 FEET, TO THE NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 551, PAGE 461, SAID ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH $00^{\circ}48'56''$ EAST, ALONG THE WEST LINE OF SAID LANDS, 171.71 FEET TO ITS INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF A "VARIABLE WIDTH RIGHT-OF-WAY" COUNTY ROAD; THENCE SOUTH $89^{\circ}00'52''$ WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 695.47 FEET; THENCE NORTH $00^{\circ}59'08''$ WEST ALONG SAID RIGHT-OF-WAY, 10.00 FEET; THENCE SOUTH $89^{\circ}00'52''$ WEST ALONG SAID RIGHT-OF-WAY, 265.71 FEET; TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 247.95 FEET, THROUGH A CENTRAL ANGLE OF $74^{\circ}02'59''$, AN ARC DISTANCE OF 320.45 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH $52^{\circ}57'38''$ WEST, 298.61 FEET; THENCE SOUTH $73^{\circ}03'52''$ WEST, DEPARTING SAID CURVE, CONTINUING ALONG EASTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD, 10.00 FEET; THENCE NORTH $16^{\circ}56'08''$ WEST, ALONG SAID RIGHT-OF-WAY, 2865.49 FEET TO THE SOUTH LINE OF SECTION 47 OF THE JOHN AYRHAULT GRANT, THENCE NORTH $72^{\circ}01'07''$ EAST, 679.89 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 47; THENCE NORTH $17^{\circ}58'34''$ WEST, ALONG THE EAST LINE OF SAID SECTION 47, 2785.78 FEET; THENCE SOUTH $72^{\circ}00'54''$ WEST, 2180.18 FEET ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS 417, PAGE 549, TO A POINT ON THE WEST LINE OF SAID SECTION 47; THENCE SOUTH $17^{\circ}58'08''$ EAST ALONG SAID WEST LINE OF SECTION 47, 2785.63 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 47; THENCE NORTH $72^{\circ}01'07''$ EAST, 1425.61 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE AFOREMENTIONED COUNTY ROAD; THENCE SOUTH $16^{\circ}56'08''$ EAST, ALONG SAID RIGHT-OF-WAY, 2865.12 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 332.95

FEET; THROUGH A CENTRAL ANGLE OF $43^{\circ}54'54''$, AN ARC DISTANCE OF 255.19 FEET, SAID CURVE HAVING CHORD BEARING AND DISTANCE OF SOUTH $38^{\circ}53'35''$ EAST, 248.99 FEET; THENCE SOUTH $89^{\circ}00'52''$ WEST ALONG SAID SOUTH LINE OF SECTION 34, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 1469.54 FEET TO THE EAST LINE OF GOVERNMENT LOT 9, SECTION 34, TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE NORTH $01^{\circ}05'09''$ WEST, ALONG SAID EAST LINE, 1321.83 FEET, TO ITS INTERSECTION WITH THE NORTH LINE OF SAID GOVERNMENT LOT 9; THENCE SOUTH $89^{\circ}17'05''$ WEST, ALONG SAID NORTH LINE, 1313.16 FEET, TO ITS INTERSECTION WITH THE WEST LINE SAID GOVERNMENT LOT 9; THENCE SOUTH $00^{\circ}32'54''$ EAST, ALONG SAID WEST LINE, 1328.06 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH $89^{\circ}38'16''$ WEST ALONG THE SOUTH LINE OF SAID SECTION 33 OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST, 1327.14 FEET, TO ITS INTERSECTION WITH THE EAST LINE OF GOVERNMENT LOT 15 OF SAID SECTION 33; THENCE NORTH $00^{\circ}16'12''$ WEST ALONG THE EAST LINE OF GOVERNMENT LOTS 15 AND 10 OF SAID SECTION 33, SAID LINE ALSO BEING THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 817, PAGE 1583 OF SAID PUBLIC RECORDS, 2637.39 FEET, TO THE NORTHEAST CORNER OF SAID LANDS AND SAID GOVERNMENT LOT 10; THENCE SOUTH $89^{\circ}22'14''$ WEST, ALONG THE NORTH LINE OF SAID LOT 10 AND SAID LANDS, 1320.71 FEET, TO THE NORTHWEST CORNER OF SAID LOT 10 OF OFFICIAL RECORDS 817, PAGE 1583, ALSO BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 11 AS DESCRIBED IN OFFICIAL RECORDS 161, PAGE 21; THENCE NORTH $89^{\circ}56'42''$ WEST ALONG THE NORTH LINE OF SAID LOT 11, 1318.84 FEET, TO THE NORTHWEST CORNER OF SAID LOT 11 OF SAID SECTION 33; THENCE SOUTH $01^{\circ}02'53''$ WEST, ALONG THE WEST LINE OF SAID LOT 11 AND GOVERNMENT LOT 14 OF SAID SECTION 33 AND ALONG THE WEST LINE OF SAID LANDS OF OFFICIAL RECORDS 161, PAGE 21, 1637.46 FEET, TO ITS INTERSECTION WITH THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 1260, PAGE 116 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTH $88^{\circ}55'18''$ WEST, ALONG SAID NORTHERLY LINE, 535.05 FEET, TO A POINT LYING ON THE EAST LINE OF SAID SECTION 78 OF THE MARTIN HERNANDEZ GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE SOUTH $05^{\circ}58'23''$ EAST, ALONG SAID EAST LINE, 1001.98 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 78; THENCE CONTINUE SOUTH $05^{\circ}58'23''$ EAST, ALONG THE EAST LINE OF SAID SECTION 53 OF THE MARTIN HERNANDEZ GRANT, TOWNSHIP 7 SOUTH, RANGE 29 EAST, 4937.78 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 53; THENCE SOUTH $85^{\circ}10'01''$ WEST, ALONG THE SOUTH LINE OF SAID SECTION 53, 2632.78 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH $06^{\circ}01'40''$ WEST, ALONG THE WEST LINE OF SAID SECTION 53, 5128.97 FEET, TO A POINT LYING ON THE SOUTH LINE OF SAID SECTION 32, TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE SOUTH $89^{\circ}09'29''$ WEST, ALONG SAID SOUTH LINE, 3637.42 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH $89^{\circ}06'28''$ WEST, ALONG THE SOUTH LINE OF SAID SECTION 31 OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST, 2232.31 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 95; THENCE NORTH $38^{\circ}29'55''$ WEST, ALONG SAID EASTERLY

LIMITED ACCESS RIGHT-OF-WAY LINE, 186.52 FEET; THENCE NORTH 53°29'55" WEST, CONTINUING ALONG SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 502.30 FEET; THENCE NORTH 38°29'55" WEST, CONTINUING ALONG SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 4207.72 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 31; THENCE NORTH 01°17'47" WEST DEPARTING SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE OF SECTION 31, 1494.22 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SECTION 42 OF THE G.W. PERPALL GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 86°11'10" WEST, ALONG SAID SOUTH LINE OF SECTION 42, 1221.72 FEET TO ITS INTERSECTION WITH SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95; THENCE NORTH 38°29'55" WEST, ALONG SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 3369.70 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11309.59 FEET, THROUGH A CENTRAL ANGLE OF 10°59'20", AN ARC DISTANCE OF 2169.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING CHORD BEARING AND DISTANCE OF NORTH 33°00'15" WEST, 2165.77 FEET; THENCE NORTH 27°30'35" WEST, CONTINUING ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 3696.91 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 23, SAID TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE NORTH 04°34'27" EAST, DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE OF SECTION 23, 2569.22 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 974, PAGE 1795 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 85°57'54" WEST ALONG THE NORTH LINES OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 974, PAGE 1795, OFFICIAL RECORDS 667, PAGE 1044 AND OFFICIAL RECORDS 1126, PAGE 1017, 1375.28 FEET TO A POINT LYING ON THE WEST LINE OF SAID SECTION 23; THENCE NORTH 20°30'33" EAST, ALONG SAID WEST LINE, 120.81 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 23; THENCE NORTH 89°19'05" EAST, ALONG SAID NORTH LINE OF SECTION 23 AND THE NORTH LINE OF SECTION 24, 3146.12 FEET TO ITS INTERSECTION WITH SAID EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 13, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE NORTH 00°10'32" EAST, ALONG SAID EAST LINE, 5261.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT WELL SITES AS DESCRIBED IN OFFICIAL RECORDS 494, PAGES 647 THROUGH 649 AND 654 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WELL SITE NO. 1, BEING A PORTION OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

0R1568P60501

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°20'57" EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH 24°16'50" EAST, DEPARTING SAID NORTH LINE, 874.71 FEET; THENCE SOUTH 24°02'58" EAST, 147.39 FEET; THENCE SOUTH 24°05'12" EAST, 824.91 FEET; THENCE SOUTH 24°06'19" EAST, 147.64 FEET; THENCE SOUTH 24°04'58" EAST, 1352.55 FEET; THENCE SOUTH 24°10'44" EAST, 147.63 FEET; THENCE SOUTH 24°05'48" EAST, 1352.23 FEET; THENCE SOUTH 24°06'04" EAST, 147.67 FEET; THENCE SOUTH 24°05'51" EAST, 1358.65 FEET; THENCE SOUTH 23°18'07" EAST, 74.06 FEET; THENCE SOUTH 15°01'19" EAST, 74.06 FEET; THENCE SOUTH 14°18'22" EAST, 1358.36 FEET; THENCE SOUTH 14°16'26" EAST, 147.55 FEET; THENCE SOUTH 14°17'51" EAST, 1354.64 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 14°16'54" EAST, 77.71 FEET; THENCE SOUTH 48°45'31" EAST, 79.21 FEET; THENCE SOUTH 75°41'32" WEST, 186.92 FEET; THENCE NORTH 14°16'55" WEST, 143.09 FEET; THENCE NORTH 75°42'16" EAST, 142.02 FEET TO THE POINT OF BEGINNING.

WELL SITE NO. 2, BEING A PORTION OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°20'57" EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH 24°16'50" EAST, DEPARTING SAID NORTH LINE, 874.71 FEET; THENCE SOUTH 24°02'58" EAST, 147.39 FEET; THENCE SOUTH 24°05'12" EAST, 824.91 FEET; THENCE SOUTH 24°06'19" EAST, 147.64 FEET; THENCE SOUTH 24°04'58" EAST, 1352.55 FEET; THENCE SOUTH 24°10'44" EAST, 147.63 FEET; THENCE SOUTH 24°05'48" EAST, 1352.23 FEET; THENCE SOUTH 24°06'04" EAST, 147.67 FEET; THENCE SOUTH 24°05'51" EAST, 1358.65 FEET; THENCE SOUTH 23°18'07" EAST, 74.06 FEET; THENCE SOUTH 15°01'19" EAST, 74.06 FEET; THENCE SOUTH 14°18'22" EAST, 1358.36 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 14°16'26" EAST, 147.55 FEET; THENCE SOUTH 75°42'45" WEST, 147.55 FEET; THENCE NORTH 14°17'03" WEST, 147.57 FEET; THENCE NORTH 75°43'10" EAST, 147.57 FEET TO THE POINT OF BEGINNING.

0R1568PG0502

WELL SITE NO. 3, BEING A PORTION OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $89^{\circ}20'57''$ EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH $24^{\circ}16'50''$ EAST, DEPARTING SAID NORTH LINE, 874.71 FEET; THENCE SOUTH $24^{\circ}02'58''$ EAST, 147.39 FEET; THENCE SOUTH $24^{\circ}05'12''$ EAST, 824.91 FEET; THENCE SOUTH $24^{\circ}06'19''$ EAST, 147.64 FEET; THENCE SOUTH $24^{\circ}04'58''$ EAST, 1352.55 FEET; THENCE SOUTH $24^{\circ}10'44''$ EAST, 147.63 FEET; THENCE SOUTH $24^{\circ}05'48''$ EAST, 1352.23 FEET; THENCE SOUTH $24^{\circ}06'04''$ EAST, 147.67 FEET; THENCE SOUTH $24^{\circ}05'51''$ EAST, 1358.65 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH $23^{\circ}18'07''$ EAST, 74.06 FEET; THENCE SOUTH $15^{\circ}01'19''$ EAST, 74.06 FEET; THENCE SOUTH $70^{\circ}48'43''$ WEST, 144.47 FEET; THENCE NORTH $19^{\circ}11'28''$ WEST, 147.68 FEET; THENCE NORTH $70^{\circ}47'27''$ EAST, 144.54 FEET TO THE POINT OF BEGINNING.

WELL SITE NO. 4, BEING A PORTION OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $89^{\circ}20'57''$ EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH $24^{\circ}16'50''$ EAST, DEPARTING SAID NORTH LINE, 874.71 FEET; THENCE SOUTH $24^{\circ}02'58''$ EAST, 147.39 FEET; THENCE SOUTH $24^{\circ}05'12''$ EAST, 824.91 FEET; THENCE SOUTH $24^{\circ}06'19''$ EAST, 147.64 FEET; THENCE SOUTH $24^{\circ}04'58''$ EAST, 1352.55 FEET; THENCE SOUTH $24^{\circ}10'44''$ EAST, 147.63 FEET; THENCE SOUTH $24^{\circ}05'48''$ EAST, 1352.23 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH $24^{\circ}06'04''$ EAST, 147.67 FEET; THENCE SOUTH $65^{\circ}52'22''$ WEST, 147.71 FEET; THENCE NORTH $24^{\circ}05'57''$ WEST, 147.77 FEET; THENCE NORTH $65^{\circ}54'41''$ EAST, 147.70 FEET TO THE POINT OF BEGINNING.

WELL SITE NO. 5, BEING A PORTION OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $89^{\circ}20'57''$ EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH $24^{\circ}16'50''$ EAST, DEPARTING SAID NORTH LINE, 874.71 FEET; THENCE SOUTH $24^{\circ}02'58''$ EAST, 147.39 FEET; THENCE SOUTH $24^{\circ}05'12''$ EAST, 824.91 FEET; THENCE SOUTH $24^{\circ}06'19''$ EAST, 147.64 FEET; THENCE SOUTH $24^{\circ}04'58''$ EAST, 1352.55 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH $24^{\circ}10'44''$ EAST, 147.63 FEET; THENCE SOUTH $65^{\circ}53'19''$ WEST, 147.68 FEET; THENCE NORTH $24^{\circ}04'49''$ WEST, 147.67 FEET; THENCE NORTH $65^{\circ}54'18''$ EAST, 147.43 FEET TO THE POINT OF BEGINNING.

WELL SITE NO. 6, BEING A PORTION OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $89^{\circ}20'57''$ EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH $24^{\circ}16'50''$ EAST, DEPARTING SAID NORTH LINE, 874.71 FEET; THENCE SOUTH $24^{\circ}02'58''$ EAST, 147.39 FEET; THENCE SOUTH $24^{\circ}05'12''$ EAST, 824.91 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH $24^{\circ}06'19''$ EAST, 147.64 FEET; THENCE SOUTH $65^{\circ}55'08''$ WEST, 147.69 FEET; THENCE NORTH $24^{\circ}03'43''$ WEST, 147.63 FEET; THENCE NORTH $65^{\circ}54'47''$ EAST, 147.57 FEET TO THE POINT OF BEGINNING.

WELL SITE NO. 7, BEING A PORTION OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74,

0R1568PG0504

WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $89^{\circ}20'57''$ EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH $24^{\circ}16'50''$ EAST, DEPARTING SAID NORTH LINE, 874.71 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH $24^{\circ}02'58''$ EAST, 147.39 FEET; THENCE SOUTH $65^{\circ}57'20''$ WEST, 147.63 FEET; THENCE NORTH $24^{\circ}04'23''$ WEST, 147.52 FEET; THENCE NORTH $66^{\circ}00'26''$ EAST, 147.70 FEET TO THE POINT OF BEGINNING.

WELL SITE NO. 8, BEING A PORTION OF THE E. B. GOULD GRANT, SECTION 74, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $69^{\circ}23'06''$ EAST, ALONG SAID SOUTH LINE OF THE E. B. GOULD GRANT, 353.09 FEET; THENCE NORTH $24^{\circ}04'17''$ WEST, DEPARTING SAID SOUTH LINE, 357.45 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH $57^{\circ}41'01''$ WEST, 145.88 FEET; THENCE NORTH $32^{\circ}19'02''$ WEST, 147.59 FEET; THENCE NORTH $57^{\circ}41'17''$ EAST, 147.64 FEET; THENCE SOUTH $32^{\circ}19'24''$ EAST, 135.33 FEET; THENCE SOUTH $24^{\circ}04'30''$ EAST, 12.37 FEET TO THE POINT OF BEGINNING.

COPY

0R1568PG0505

PARCEL "C"

A PORTION OF SECTIONS 33, AND 34, TOWNSHIP 5 SOUTH, RANGE 28 EAST, TOGETHER WITH ALL OF SECTION 4 AND A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 28 EAST, THENCE NORTH $88^{\circ}53'30''$ EAST, ALONG SAID NORTH LINE OF SAID SECTION 33, 3135.83 FEET, TO ITS INTERSECTION WITH THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95, A 300 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH $27^{\circ}29'18''$ EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 5823.20 FEET, TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 34; THENCE SOUTH $88^{\circ}57'08''$ WEST, ALONG SAID SOUTH LINE, 137.34 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH $0^{\circ}58'59''$ EAST, ALONG THE EAST LINE OF SAID SECTION 4, 5239.28 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH $88^{\circ}23'33''$ WEST, ALONG THE SOUTH LINE OF SAID SECTION 4, 5297.65 FEET, TO ITS INTERSECTION WITH THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 417, PAGE 546, OF THE PUBLIC RECORDS OF SAID COUNTY; SAME BEING THE SOUTHEAST CORNER OF SAID SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE NORTH $4^{\circ}11'05''$ WEST, ALONG SAID WEST LINE, 5297.56 FEET, TO THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 28 EAST; THENCE NORTH $1^{\circ}01'40''$ WEST, ALONG THE WEST LINE OF SAID SECTION 33, 5212.16 FEET, TO THE NORTHWEST CORNER OF SECTION 33, AND THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS 1296, PAGE 1630, AND AN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS 1309, PAGE 1486, OF SAID ST. JOHNS COUNTY, FLORIDA.



PARCEL "D"

A PORTION OF SECTIONS 23, 24, 25 AND 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 39, SAID TOWNSHIP AND RANGE, WITH THE SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95, A 300 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH $27^{\circ}30'35''$ EAST, ALONG SAID SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 3218.35 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 11609.60 FEET, THROUGH A CENTRAL ANGLE OF $06^{\circ}44'12''$, AN ARC DISTANCE OF 1365.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1219, PAGE 1280 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF SECTION 41 OF THE G. W. PERPALL GRANT, SAID TOWNSHIP AND RANGE, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH $30^{\circ}52'41''$ EAST, 1364.22 FEET; THENCE SOUTH $71^{\circ}18'09''$ WEST, DEPARTING SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE OF SECTION 41, 986.91 FEET; THENCE NORTH $25^{\circ}22'20''$ WEST, ALONG THE NORTHERLY LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 256, PAGE 273, OFFICIAL RECORDS 401, PAGE 422, AND OFFICIAL RECORDS 1120, PAGE 255, ALL BEING IN THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND CONTINUING ALONG SAID NORTHERLY LINE OF SECTION 41, 2188.21 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 1120, PAGE 255, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID SECTION 41; THENCE SOUTH $18^{\circ}38'24''$ WEST, ALONG SAID WESTERLY LINE OF SECTION 41, 2403.91 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 468, PAGE 539 OF SAID PUBLIC RECORDS, SAID LINE ALSO BEING THE NORTH LINE OF GOVERNMENT LOT 6, OF SAID SECTION 26; THENCE SOUTH $89^{\circ}44'13''$ WEST, ALONG SAID NORTH LINE, 527.19 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 417, PAGE 557 OF SAID PUBLIC RECORDS; THENCE NORTH $40^{\circ}22'51''$ WEST, ALONG SAID NORTHEASTERLY LINE, 1128.04 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 417, PAGE 557; THENCE SOUTH $62^{\circ}45'36''$ WEST, ALONG SAID NORTHWESTERLY LINE, 475.24 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A 200 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH $47^{\circ}54'08''$ WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 1563.25 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SECTION 38 OF THE A. HUERTAS GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAID POINT ALSO LYING ON THE WESTERLY LINE OF SAID

0R1568PG0507

SECTION 26; THENCE NORTH 19°24'08" EAST, ALONG SAID LINE, 1032.79 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1484, PAGE 363 OF SAID PUBLIC RECORDS, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 26; THENCE NORTH 88°23'57" EAST, ALONG SAID LINE, 677.88 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SECTION 39 OF THE E. ASTHON GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 04°31'15" WEST, ALONG SAID WEST LINE OF SECTION 39, 31.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 39; THENCE SOUTH 85°26'09" EAST, ALONG THE SOUTH LINE OF SAID SECTION 39, 2110.17 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 39; THENCE NORTH 04°34'27" EAST, ALONG THE EAST LINE OF SAID SECTION 39, 2167.93 FEET TO THE POINT OF BEGINNING.

COPY

0R1568P60508

PARCEL "E"

A PORTION OF SECTION 36 AND SECTION 42 OF THE G.W PERPALL GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 42 WITH THE SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95, A 300 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH $38^{\circ}29'55''$ EAST, ALONG SAID SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 2654.80 FEET TO ITS INTERSECTION WITH THE EAST LINE OF GOVERNMENT LOT 2, OF SAID SECTION 36; THENCE SOUTH $00^{\circ}59'44''$ EAST, ALONG SAID EAST LINE, 964.75 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH $89^{\circ}45'54''$ WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, 1334.32 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH $00^{\circ}41'40''$ EAST, ALONG THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 243, PAGE 411 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, 483.75 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A 200 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH $36^{\circ}41'04''$ WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 804.78 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN DEED BOOK 243, PAGE 411; THENCE NORTH $79^{\circ}19'37''$ EAST, ALONG SAID NORTH LINE, 480.19 FEET TO THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 2; THENCE NORTH $00^{\circ}41'40''$ WEST, ALONG SAID WEST LINE OF GOVERNMENT LOT 2, 1136.70 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH $79^{\circ}22'17''$ WEST, ALONG SAID SOUTH LINE, 871.32 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 42; THENCE NORTH $16^{\circ}33'19''$ EAST, ALONG THE WEST LINE OF SAID SECTION 42, 1888.62 FEET TO THE POINT OF BEGINNING.

COPIED

DR1568PG0509

PARCEL "F"

A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 29 EAST, AND A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 31, TOWNSHIP 6 SOUTH, RANGE 29 EAST, WITH THE SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95, A 300 FOOT RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED; THENCE SOUTH $38^{\circ}29'55''$ EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 3741.44 FEET; THENCE SOUTH $23^{\circ}29'55''$ EAST, CONTINUING ALONG SAID SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 353.15 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 31; THENCE SOUTH $89^{\circ}06'28''$ WEST, DEPARTING SAID LIMITED ACCESS RIGHT-OF-WAY LINE, AND ALONG SAID SOUTH LINE OF SECTION 31, 1097.48 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 206, PAGE 589, SAID ST. JOHNS COUNTY; THENCE SOUTH $33^{\circ}06'53''$ WEST, ALONG SAID SOUTHEASTERLY LINE, 99.64 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A 200 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH $56^{\circ}01'25''$ WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 57.10 FEET TO A NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 206, PAGE 589; THENCE NORTH $37^{\circ}01'53''$ EAST, ALONG JUST MENTIONED NORTHWESTERLY LINE, 166.61 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1073, PAGE 1879 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH $01^{\circ}01'04''$ WEST, ALONG SAID EASTERLY LINE, 1236.59 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 1073, PAGE 1879 OF SAID PUBLIC RECORDS; THENCE SOUTH $89^{\circ}01'20''$ WEST, ALONG SAID NORTH LINE, 1311.00 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE NORTH $01^{\circ}00'42''$ WEST, ALONG SAID WEST LINE OF SECTION 31, 1285.17 FEET; THENCE NORTH $01^{\circ}17'47''$ WEST, CONTINUING ALONG SAID WEST LINE, 688.81 FEET TO THE POINT OF BEGINNING.

0R1568PG0510

PARCEL "G"

ALL OF GOVERNMENT LOTS 4 AND 5, SECTION 35, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4 AS DESCRIBED IN OFFICIAL RECORDS 417, PAGE 549 ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 35; THENCE NORTH $88^{\circ}33'16''$ EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, ALSO BEING THE NORTH LINE OF SAID SECTION 35, 1327.63 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1412, PAGE 638 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $01^{\circ}37'34''$ EAST, ALONG SAID WEST LINE, AND ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 915, PAGE 812, OF SAID PUBLIC RECORDS, 2677.35 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1302, PAGE 1269 OF SAID PUBLIC RECORDS; THENCE SOUTH $89^{\circ}00'48''$ WEST ALONG SAID NORTH LINE, 1356.52 FEET TO ITS INTERSECTION WITH SAID WEST LINE OF SAID SECTION 35; THENCE NORTH $01^{\circ}00'26''$ WEST ALONG SAID WEST LINE, 2666.55 FEET TO THE POINT OF BEGINNING.

COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. Notice of Contract by and between Cummer Lime and Manufacturing Company, Cummer Sons Cypress Company and Owens-Illinois Glass Company dated December 28, 1959 and recorded January 7, 1960 in Deed Book 255, Page 441, Public Records of St. Johns County, Florida, as amended.
2. Easements recorded in Deed Book 93, page 47; Deed Book 93, page 51; Deed Book 93, page 53; Deed Book 93, page 213; Official Records Book 24, page 721; Official Records Book 84, page 35; Official Record Book 898, page 1384; Official Records Book 961, page 593; Official Records Book 1309, page 1519; and Official Records Book 178, page 83, all of the Public Records of St. Johns County, Florida.
3. Oil and Mineral reservations contained in deeds recorded in Deed Book 202, page 529; Deed Book 194, page 541; and Deed Book 193, page 293, all of the Public Records of St. Johns County, Florida.
4. Rights reserved by the Trustees of the Internal Improvement Fund of the State of Florida in deeds recorded in Deed Book 12, page 423, Deed Book 176, page 58, Deed Book 186, page 585, Deed Book 138, page 152, Deed Book 151, page 44, and Deed Book 195, page 10, all of the Public Records of St. Johns County, Florida.
5. Easement in favor of the CITY OF JACKSONVILLE BEACH as set forth in that certain Order of Taking (described therein as "Parcel Number 9") recorded in Official Records Book 580, page 535 of the Public Records of St. Johns County, Florida.
6. Easements as set forth in that certain Final Judgment recorded in Official Records Book 612, page 343, of the Public Records of St. Johns County, Florida.
7. Rights of others, if any, by road closure recorded at Official Records Book 178, page 77 of the Public Records of St. Johns County, Florida.
8. Easement recorded in Official Records Book 1494, page 1792, of the Public Records of St. Johns County, Florida.
9. Rights or way, dirt roads, trails, paths, ditches, power or other utility poles and lines, fences, well sites or structures of any kind, if any, located on the Property, encroaching from the Property into adjacent lands or encroaching from adjacent lands onto the Property, as shown by that certain survey prepared by L. D. Bradley, Land Surveyors, dated November 30, 2000, revised January 22, 2001, under Contract No. 5D106F1.

2

2

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
Dykes C. Everett, Esquire
Winderweede, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, FL 32790-0880

Public Records of
St. Johns County, FL
Clerk# 01-052380
O.R. 1661 PG 357
01:26PM 10/09/2001
REC \$21.00 SUR \$3.00
Doc Stamps \$0.70

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 26th day of September, 2001, by RAYONIER WOODLANDS, LLC, a Delaware limited liability company, whose mailing address is Post Office Box 728, Fernandina Beach, Florida 32035 ("Grantor"), to ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes, as to an undivided fifty percent (50%) interest, whose mailing address is Post Office Box 1429, Palatka, Florida 32178-1429, and BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as to an undivided fifty percent (50%) interest, whose mailing address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, Florida 32399 ("Grantees");

(Wherever used herein the terms "Grantor" and "Grantees" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00, in hand paid by the Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantees forever, all the right, title, interest, claim and demand which the Grantor has in and to the oil, gas and minerals upon and beneath the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

THAT PORTION OF THE LANDS DESCRIBED IN EXHIBIT
"A" WHICH ARE DEPICTED ON THE MAP ATTACHED AS
EXHIBIT "B", ATTACHED HERETO AND BY REFERENCE
MADE A PART HEREOF.

GRANTOR represents that Grantor, or any of Grantor's manager or partners, have never resided on the above-described property and such property does not now, nor has it ever, constituted the constitutional homestead of the Grantor, nor its manager or partners.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantees forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

RAYONIER WOODLANDS, LLC,
a Delaware limited liability company

By: RAYONIER TIMBERLANDS
MANAGEMENT, INC., a Delaware
corporation, as its Manager

By: W. D. Ericksen
W. D. Ericksen, Vice President

Kathryn P. Trivilliger
Print Name: Kathryn P. Trivilliger

ATTEST: Tracy K. Arthur
Tracy K. Arthur,
Assistant Secretary

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 25 day of September, 2001, by W. D. ERICKSEN and TRACY K. ARTHUR, as Vice President and Assistant Secretary, respectively, of RAYONIER TIMBERLANDS MANAGEMENT, INC., a Delaware corporation, the Manager of RAYONIER WOODLANDS, LLC, a Delaware limited liability company, who is personally known to me or has produced _____ as identification.



Deleene B. Goode
Notary Public Deleene B. Goode
My Commission Expires:

EXHIBIT "A"

Those portions of the following described Sections which are depicted on the map attached hereto as Exhibit "B":

Sections 13, 22, 23, 24, 27, 33, 34, 35, 36, 37, and 38 of the Anlelm Gay Grant, Section 39 of the John Gionoply Grant, Section 42 of the Philip R. Yonge Grant, Section 43 of the Zeph. Kingsley Grant, Section 44 of the George Gionoply Grant, Section 45 of the Eman. Gionoply Grant, All Lying Within Township 5 South, Range 28 East, St. Johns County, Florida;

Together with:

Sections 19, 29, 30, 31, 32, and 41 of the Reuben Charles Grant, Section 42 of the Anlelm Gay Grant, and Section 43 of the John Gionoply Grant, All Lying in Township 5 South, Range 29 East, St. Johns County, Florida;

Together with

Sections 2, 3, and 11, Township 6 South, Range 28 East, St. Johns County, Florida;

Together with:

Sections 2, 3, 4, 5, 11, 12, 13, 23, 24, 25, 26, 36, 41 and 42 of the G.W. Perpall Grant, and Section 48 of the Z. Kingsley Grant, All Lying in Township 6 South, Range 28 East, St. Johns County, Florida;

Together with:

Section 6 and Section 46 of the J. Gianoply or Z. Kingsley Grant, Section 58 of the Jno. Gianoply Grant, Sections 59 and 60 of the Gianoply or Bushnell or Kingsley Grant, Section 64 of the Kingsley, Bushnell or Ingersoll Grant, Section 67 of the Kingsley or Ingersoll Grant, Section 77 of the L. Capo or Kingsley Grant, and Section 100 of the Z. Kingsley Grant, Sections 4 and 5, and Section 61 of the Bushnell's Heirs or Kingsley Grant, Section 62 of the Heirs of E. Bushnell Grant, Section 63 of the Z. Kingsley Grant, Section 65 of the Kingsley, Bushnell or Schofield Grant, and Section 66 of the M. Schofield or Kingsley Grant, All Lying Within Township 6 South, Range 29 East, St. Johns County, Florida;

Together with:

Sections 18, 19, 20, 21, 28, 29, 30, 32, and 63 of the Z. Kingsley Grant, Section 68 of the D.I. Clinch Grant, Section 69 of the J.M. Fontane or A. Gay Grant, Sections 70 and 71 of the J.M. Fontane Grant, Section 72 of the Antelm Gay Grant, Section 73 of the Gay or Clinch Grant, Section 75 of the G.W. Perpall Grant, Section 76 of the Fontane or Gay Grant, Section 78 of the Martin Hernandez Grant, Sections 17, 22, 27, 31, 33, 34, 35, and 47 of the John Ayrhault Grant, Section 61 of the Bushnells Heirs or Kingsley Grant, Section 62 of the Heirs of E. Bushnell Grant, Section 65 of the Kingsley, Bushnell or Schofield Grant, Section 66 of the M. Schofield or Kingsley Grant, and Section 74 of the E.B. Gould Grant, All Lying in Township 6 South, Range 29 East, St. Johns County, Florida;

Together with:




Sections 6 and 53 of the Martin Hernandez Grant, Township 7 South, Range 29 East, St. Johns County, Florida.

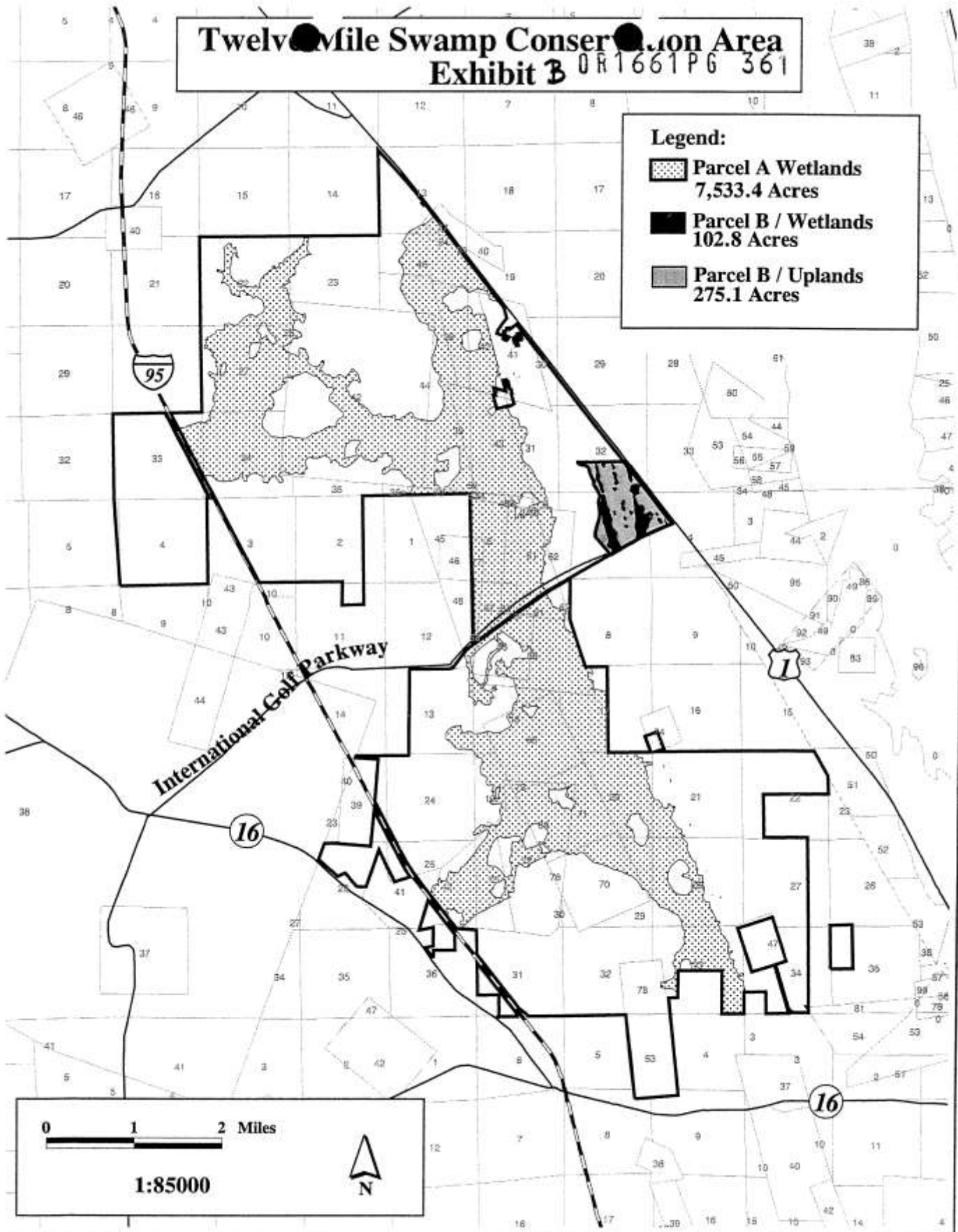
Twelve Mile Swamp Conservation Area

Exhibit B

OR 1661 PG 361

Legend:

-  Parcel A Wetlands
7,533.4 Acres
-  Parcel B / Wetlands
102.8 Acres
-  Parcel B / Uplands
275.1 Acres



APPENDIX 12 – TRUSTEES LEASE

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA

21,898.14 Acres

COOPERATIVE LEASE AGREEMENT
TWELVE MILE SWAMP CONSERVATION AREA

Lease Number 4400

This Lease is made and entered into this 20th day of June, 2003
between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA, (as to its undivided 50 % interest), hereinafter referred to as
"LESSOR", and the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT hereinafter
referred to as the "LESSEE",

WITNESSETH:

WHEREAS, the LESSOR and LESSEE each own an undivided 50% interest in certain
lands acquired for public purposes; and

WHEREAS, the LESSOR is authorized in Section 253.03, Florida Statutes, to enter into
leases for the use, benefit and possession of public lands by State agencies, which may properly
use and possess them for the benefit of the people of the State of Florida; and

WHEREAS, the LESSEE is empowered to enter into cooperative land management
agreements with state agencies or local governments to provide for coordinated and cost-
effective management of lands, pursuant to Section 373.1391 (4), Florida Statutes.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements
hereinafter contained, LESSOR leases its undivided 50% interest of the below described
premises to LESSEE subject to the following terms and conditions:

1. **DELEGATIONS OF AUTHORITY:** LESSOR'S responsibilities and obligations herein
shall be exercised by the Division of State Lands, Department of Environmental Protection.

2. **DESCRIPTION OF PREMISES:** The property subject to this Lease, known as the
Twelve Mile Swamp Conservation Area (Cummer Trust Property), is situated in the County of
St. Johns, State of Florida, and is more particularly described in Exhibit "A" attached hereto and
hereinafter called the "Leased Premises".

3. **TERM:** The term of this Lease shall be for a period of fifty (50) years, commencing on
June 27, 2003, and ending on June 26, 2053 unless sooner
terminated pursuant to the provisions of this Lease.

4. **PURPOSE:** The Leased Premises is divided into three separate management parcels,
identified as "Parcel A", "Parcel B", and "Parcel C", as shown in Exhibit "B" attached hereto and
by this reference made a part hereof. Parcels A, B and C are subject to an existing timber lease
("Rayonier Lease") between Cummer Lime and Manufacturing Company and Cummer Sons
Cypress Company and Owens-Illinois Glass Company, dated December 28, 1959, as amended

and subsequently assigned to Rayonier Woodlands L.L.C. ("Rayonier"). LESSEE shall manage Parcel A of the Leased Premises only to monitor silviculture management by Rayonier consistent with the Rayonier Lease until its termination on December 31, 2025, when LESSEE shall become the lead management agency for the entire Leased Premises. LESSEE shall manage Parcel B to monitor the management of and harvesting of existing upland planted pine timber by Rayonier consistent with the Rayonier Lease until its termination on December 31, 2025, and for public access and compatible resource based public outdoor recreation. LESSEE shall manage Parcel C for protection of natural and historical resources as set forth in subsection 259.032 (11), Florida Statutes, and Section 373.59, Florida Statutes, as amended, along with other authorized uses necessary for the accomplishment of this purpose as designated in the Management Plan required by paragraph 9 of this Lease. LESSOR and LESSEE further agree that all matters provided herein shall be subject to the rights of Rayonier under the terms and conditions of the Rayonier Lease. Following the termination of the Rayonier Lease, the LESSEE shall manage the entire Leased Premises only for the conservation and protection of natural and historical resources and resource based public outdoor recreation which is compatible with the conservation and protection of these public lands, as set forth in subsection 259.032 (11), Florida Statutes, and Section 373.59, Florida Statutes, as amended, along with other authorized uses necessary for the accomplishment of this purpose as designated in the Management Plan required by paragraph 9 of this Lease.

5. QUIET ENJOYMENT AND RIGHT OF USE: LESSEE shall have the right of ingress and egress to, from and upon the Leased Premises for all purposes necessary to the full quiet enjoyment by LESSEE of the rights conveyed herein.

6. AUTHORIZED USES: Authorized uses for the purposes of this Lease shall be defined as those management activities that LESSEE is authorized to perform under this Lease, subject to the Rayonier Lease and the approved Management Plan. The authorized uses shall be consistent with statutory requirements that require that the Leased Premises be managed and maintained in an environmentally acceptable manner to restore and protect in its natural state and condition, including permitting of compatible recreational use in Parcel B. The authorized uses shall at a minimum always include essential site management measures including, but not limited to, security, resource protection, public access and recreational use, habitat management and enhancement of land use control.

7. LESSOR'S RIGHTS: Interim activities that are undertaken prior to the review and approval of the Management Plan shall be evaluated in accordance with guidance provided in the "LIST OF ARC/DIVISION OF STATE LANDS APPROVED INTERIM MANAGEMENT ACTIVITIES," issued May 8th, 2001 and attached hereto as Exhibit "C".

8. UNAUTHORIZED USES: LESSEE shall, through its agents and employees, prevent the unauthorized use of the Leased Premises or any use thereof not in conformance with approved interim management activities, this Lease, or the approved Management Plan.

9. MANAGEMENT PLAN: LESSEE shall prepare and submit a Management Plan for the Leased Premises, in accordance with Section 253.034, Florida Statutes, and Chapter 18-2, Florida Administrative Code, within twelve (12) months of the effective date of this Lease. The

Management Plan shall be submitted to LESSOR for review, comment and approval. The Leased Premises shall not be developed or physically altered in any way other than what is necessary for security and maintenance of the Leased Premises without the prior written approval of LESSOR until the Management Plan is approved. The Management Plan shall emphasize the original management concept as approved by LESSOR at the time of acquisition which established the primary public purpose for which the Leased Premises was acquired. The approved Management Plan shall provide the basic guidance for all management activities and shall be reviewed and revised jointly by LESSEE and LESSOR at least every five (5) years. LESSEE shall not use or alter the Leased Premises except as provided for in the approved Management Plan without the prior written approval of LESSOR. The Management Plan prepared under this Lease shall identify management strategies for exotic species, if present. The introduction of exotic species is prohibited, except when specifically authorized by the approved Management Plan.

10. ANNUAL REPORTS: Annual reports that summarize management activities, accomplishments, and issues affecting the Leased Premises will be submitted by LESSEE to LESSOR pursuant to subsection 259.032(10), Florida Statutes.

11. RIGHT TO INSPECT:

A. LESSOR or its duly authorized agents and employees shall have the right, with reasonable notice, to inspect the Leased Premises and works and operations thereon of LESSEE in any matter pertaining to this Lease.

B. LESSOR or its duly authorized agents and employees shall also have the right, with reasonable notice, to inspect and audit the books and financial records of LESSEE and any of its licensees as they pertain to the management or recreational use of the Leased Premises.

12. INSURANCE REQUIREMENTS: LESSEE is self-insured and shall be financially responsible for any loss due to failure to obtain insurance coverage for any improvements or structures located on the Leased Premises, and LESSEE'S failure to maintain certificate of self-insurance shall constitute a breach of this Lease. Such certificate shall name LESSOR, the State of Florida and LESSEE as co-insureds.

13. LIABILITY: LESSEE shall assist in the investigation of injury or damage claims either for or against LESSOR or the State of Florida pertaining to LESSEE'S respective areas of responsibility under this Lease or arising out of LESSEE'S respective management programs or activities and shall contact LESSOR regarding the legal action deemed appropriate to remedy such damage or claims. LESSEE shall maintain a program of insurance covering its liabilities as prescribed by Section 768.28, Florida Statutes, and shall be responsible for the acts or omissions of its officers, employees, servants, and agents in the event that such acts or omissions result in injury to persons or property. The LESSEE'S liability is further limited by the provisions of Section 373.1395, Florida Statutes. However, nothing in this Lease is intended or is to be construed as a waiver of sovereign immunity as provided to the parties signatory hereto under Section 768.28, Florida Statutes, or as otherwise provided by law.

14. ARCHAEOLOGICAL AND HISTORIC SITES: Execution of this Lease in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection

of artifacts or the disturbance of archaeological and historic sites on the Leased Premises is prohibited unless prior authorization has been obtained from the Department of State, Division of Historical Resources. The Management Plan shall be reviewed by the Division of Historical Resources to insure that adequate measures have been planned to locate, identify, protect and preserve the archaeological and historic sites and properties on the Leased Premises.

15. EASEMENTS: All easements including, but not limited to, utility easements are expressly prohibited without the prior written approval of LESSOR. Any easement not in effect at the time of this Lease, or not approved in writing by LESSOR, shall be void and without legal effect.

16. SUBLEASES: This Lease is for the purposes specified herein and subleases of any nature are prohibited, without the prior written approval of LESSOR. Any sublease not approved in writing by LESSOR, shall be void and without legal effect.

17. SURRENDER OF LEASED PREMISES: Upon termination or expiration of this Lease, LESSEE shall surrender the LESSOR's undivided 50% interest in the Leased Premises to the LESSOR.

18. BEST MANAGEMENT PRACTICES: LESSEE shall implement applicable Best Management Practices for all activities conducted under this Lease in compliance with paragraph 18-2.018 (2) (h), Florida Administrative Code, which have been selected, developed, or approved by LESSOR, LESSEE, or other land managing agencies for the protection and enhancement of the Leased Premises.

19. PUBLIC LANDS ARTHROPOD CONTROL PLAN: LESSEE shall identify and subsequently designate to the respective arthropod control district or districts within one (1) year of the effective date of this Lease all of the environmentally sensitive and biologically highly productive lands contained within the Leased Premises, in accordance with Section 388.41111, Florida Statutes, and Chapter 5E-13, Florida Administrative Code, for the purpose of obtaining a public lands arthropod control plan for such lands.

20. ORIGINALS: This Lease is executed in two (2) originals, each of which shall be considered an original for all purposes.

21. UTILITY FEES: LESSEE shall be responsible for the payment of all charges for the furnishing of gas, electricity, water and other public utilities to the Leased Premises and for having all utilities turned off when the Leased Premises are surrendered.

22. ASSIGNMENT: This Lease shall not be assigned in whole or in part without the prior written approval of LESSOR. Any assignment made either in whole or in part without the prior written consent of LESSOR shall be void and without legal effect.

23. PLACEMENT AND REMOVAL OF IMPROVEMENTS: All buildings, structures, and improvements shall be constructed at the expense of LESSEE in accordance with plans prepared by professional designers and shall require the prior written approval of LESSOR as to the purpose, location and design. Except as identified in the approved Land Management Plan and subject to the terms of the Rayonier Lease, no trees, other than non-native species, shall be removed or major land alterations done without the prior written approval of LESSOR.

Removable equipment and removable improvements placed on the Leased Premises shall remain the property of LESSEE and may be removed by LESSEE upon termination of this Lease.

24. OPERATION AND MAINTENANCE OF LEASED PREMISES AND

IMPROVEMENTS: LESSEE shall maintain the real property contained within the Leased Premises and any improvements located thereon, in a state of good condition, working order and repair including, but not limited to, keeping the Leased Premises free of trash or litter, maintaining all planned improvements as set forth in the Management Plan, meeting all building and safety codes in the location situated, and maintaining all existing roads, fences, ditches, culverts, canals, risers and the like in as good condition as the same may be at the date of this Lease and as required and needed to secure the Leased Premises and provide safe public access. Notwithstanding the foregoing, any removal, closure, etc. of the above improvements shall be acceptable when the proposed activity is consistent with the goals of conservation, protection, and enhancement of the natural and historical resources within the Leased Premises and the approved Management Plan. All costs for operation and maintenance of the Leased Premises and improvements, except those constructed or placed upon the Leased Premises by the LESSOR, shall be at the sole cost and expense of LESSEE.

25. ENTIRE UNDERSTANDING: This Lease sets forth the entire understanding between the parties and shall only be amended with the prior written approval of both LESSOR and LESSEE.

26. DEFAULT BY THE LESSEE AND TERMINATION BY THE LESSOR: LESSOR may terminate this Lease if LESSEE proceeds in a manner that violates the terms of this Lease. Lease violations shall include, but not be limited to, the following:

A. LESSEE fails to submit a Management Plan in accordance with the terms of this Lease, or

B. LESSEE fails to proceed in a manner that will implement or complete the actions, tasks or other aspects of the Management Plan for essential site management, or

C. Construction of permanent structures or other improvements by LESSEE not authorized by LESSOR, either directly or indirectly through the approval of the Management Plan, or

D. LESSEE destructs or degrades natural systems, rare or endangered habitats that are targeted for preservation, or

E. LESSEE violates federal, state or local laws, rules, regulations, or ordinances, or

F. LESSEE causes the Leased Premises to be contaminated with hazardous wastes or other pollutants or fails to properly secure the Leased Premises to prevent or impede illegal dumping or degradation of natural habitats, or other unauthorized uses, or

G. LESSEE fails to comply with the other terms and conditions of this Lease.

27. VIOLATIONS: If the LESSOR, in its sole opinion, find that LESSEE has committed a violation of this Lease, LESSOR will notify LESSEE in writing as to the nature of the violation and shall direct LESSEE on how LESSEE is to proceed to remedy, resolve, or rectify the Lease violation. LESSEE will have sixty (60) days from the receipt of the notification in which to perform the following:

A. Proceed in the manner as directed by LESSOR and provide a schedule for the prompt implementation of corrective action, or

B. Advise the LESSOR how the LESSEE will implement its own corrective action, including a schedule for completion, provided it addresses the Lease violation.

If the LESSEE fails to respond to the LESSOR's notification regarding a Lease violation or fails to implement corrective action, the LESSEE will be in default of this Lease and the LESSOR may, at its sole option, terminate this Lease and recover from LESSEE all damages LESSOR may incur by reason of the default, including, but not limited to, the cost of recovering LESSOR'S undivided 50% interest in the Leased Premises, or maintain this Lease in full force and effect and exercise all rights and remedies herein conferred upon LESSOR.

28. NO WAIVER OF DEFAULT: The failure of LESSOR to insist in any one or more instances upon strict performance of any one or more of the terms and conditions of this Lease shall not be construed as a waiver of such terms and conditions, but the same shall continue in full force and effect, and no waiver by LESSOR of any one of the provisions hereof shall in any event be deemed to have been made unless the waiver is set forth in writing and signed by the LESSOR.

29. TERMINATION: LESSEE or LESSOR may terminate this Lease for convenience by giving one (1) year notice in writing of its intent to do so provided, however, LESSEE'S obligations pursuant to paragraph 32.B. shall survive the termination of this Lease.

30. PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES: For title to the Leased Premises is jointly owned by LESSOR and LESSEE. LESSEE or LESSOR shall not do or permit anything that purports to create a lien or encumbrance of any nature against the Leased Premises including, but not limited to, mortgages or construction liens against the Leased Premises or against any interest of LESSOR or LESSEE therein.

31. CONDITIONS AND COVENANTS: All of the provisions of this Lease shall be deemed covenants running with the land included in the Leased Premises, and construed to be "conditions" as well as "covenants" as though the words specifically expressing or imparting covenants and conditions were used in each separate provision.

32. DAMAGE TO THE PREMISES:

A. LESSEE shall not do, or suffer to be done, in, on or upon the Leased Premises or as affecting said Leased Premises or adjacent properties, any act which may result in damage or depreciation of value to the Leased Premises or adjacent properties, or any part thereof, subject to the terms of the Rayonier Lease.

B. LESSEE shall not generate, store, produce, place, treat, release or discharge any contaminants, pollutants or pollution, including, but not limited to, hazardous or toxic substances, chemicals or other agents on, into, or from the Leased Premises or any adjacent lands or waters in any manner not permitted by law. For the purposes of this Lease, "hazardous substances" shall mean and include those elements or compounds defined in 42 USC Section 9601 or which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by the United States Congress or the EPA or defined by any other federal, state or local statute, law, ordinance,

code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance, material, pollutant or contaminant. "Pollutants" and "pollution" shall mean those products or substances defined in Chapters 376 and 403, Florida Statutes, and the rules promulgated thereunder, all as amended or updated from time to time. In the event of LESSEE'S failure to comply with this paragraph, LESSEE shall, at its sole cost and expense promptly commence and diligently pursue any legally required closure, investigation, assessment, cleanup, decontamination, remediation, restoration and monitoring of (1) the Leased Premises, and (2) all off-site ground and surface waters and lands affected by LESSEE'S such failure to comply, as may be necessary to bring the Leased Premises and affected off-site waters and lands into full compliance with all applicable federal, state, or local statutes, laws, ordinances, codes, rules, regulations, orders and decrees, and to restore the damaged Leased Premises to the condition existing immediately prior to the occurrence which caused the damage. LESSEE'S obligations set forth in this paragraph shall survive the termination or expiration of this Lease. Nothing herein shall relieve LESSEE of any responsibility or liability prescribed by law for fines, penalties and damages levied by governmental agencies, and the cost of cleaning up any contamination caused directly or indirectly by LESSEE'S activities or facilities. Upon discovery of a release of a hazardous substance or pollutant, or any other violation of local, state or federal law, ordinance, code, rule, regulation, order or decree relating to the generation, storage, production, placement, treatment, release or discharge of any contaminant, LESSEE shall report such violation to all applicable governmental agencies having jurisdiction and to LESSOR, all within the reporting periods of the applicable governmental agencies.

33. TAXES AND ASSESSMENTS: If any ad valorem taxes, intangible property taxes, personal property taxes, mechanic's or materialman's liens, or other taxes or assessments of any kind are assessed or levied lawfully on the Leased Premises based on the LESSEE'S use thereof during the term of this Lease, the LESSOR and LESSEE shall equally pay same within thirty (30) days after receiving written notice thereof. Provided, however, LESSOR and LESSEE shall be equally responsible for payments in-lieu-of taxes required under Sections 373.59 (10) and 259.032 (12), Florida Statutes, or any successor statute. Failure of LESSEE to pay said taxes shall constitute default under this Lease.

34. NON-DISCRIMINATION: LESSEE shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring or conducted on the Leased Premises.

35. SIGNAGE: At all public entrances, public information signage located on the Leased Premises shall inform the public of the cooperative project between LESSEE and LESSOR.

36. FEES AND REVENUES:

A. LESSEE may charge an entrance or user fee to the visitors and users of the Leased Premises after receiving prior written approval from LESSOR. Any such fees charged by LESSEE shall be used for the sole purpose of reimbursing LESSEE of actual budgeted expenses incurred or to be incurred in the operation, maintenance and security of the Leased Premises.

B. LESSEE may explore revenue-producing initiatives that are compatible with the purposes for which the Leased Premises were acquired and related statutory directive after obtaining written approval from LESSOR. Any revenue that is generated by LESSEE under these initiatives shall be applied to management and operation costs of the Leased Premises.

37. ACCESS BY LESSOR: The right is reserved by LESSOR, its officers, employees, agents and assigns to enter upon and travel through and across the Leased Premises which are the subject of this Lease, any time, for inspection, construction, maintenance, or for any purpose necessary or convenient in connection with the management activities of the LESSEE.

38. COMPLIANCE WITH LAWS: LESSEE agrees that this Lease is contingent upon and subject to LESSEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of LESSOR.

39. TIME: Time is expressly declared to be of the essence of this Lease.

40. GOVERNING LAW: This Lease shall be governed by and interpreted according to the laws of the State of Florida.

41. SECTION CAPTIONS: Articles, subsections and other captions contained in this Lease are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this Lease or any provisions thereof.

42. BINDING EFFECT: This Lease will be binding upon and inure to the benefit of the parties hereto, and their successors and assigns.

43. AMENDMENTS: This Lease may be amended in writing by mutual consent of LESSOR and LESSEE.

44. NOTICES: Any and all notices, requests or other communications hereunder shall be deemed to have been duly given if in writing and if transmitted by hand delivery with receipt therefor, or by registered mail posted prior to the expiration date for such notice, return receipt requested, first class postage prepaid, and by Facsimile Transmission as follows:

To LESSEE: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
P.O. BOX 1429
PALATKA, FL 32178-1429
ATTENTION: DIRECTOR
DIVISION OF LAND MANAGEMENT
FACSIMILE: (904) 329-4848

To LESSOR: DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF STATE LANDS
BUREAU OF PUBLIC LAND ADMINISTRATION
3900 COMMONWEALTH BOULEVARD
MAIL STATION 130
TALLAHASSEE, FLORIDA 32399-3000
FACSIMILE: (850) 245-2761

45. SOVEREIGNTY SUBMERGED LANDS: This Lease does not authorize the use of any lands located waterward of the mean or ordinary high water line of any lake, river, stream, creek, bay, estuary, other water body, or of the waters or the air space thereabove.

46. CONDITION OF LEASED PREMISES: This Lease is made by LESSOR without representations or warranties of any kind. LESSOR assumes no liability or obligation to LESSEE with reference to the condition of the Leased Premises or the suitability of the Leased

B. LESSEE may explore revenue-producing initiatives that are compatible with the purposes for which the Leased Premises were acquired and related statutory directive after obtaining written approval from LESSOR. Any revenue that is generated by LESSEE under these initiatives shall be applied to management and operation costs of the Leased Premises.

37. ACCESS BY LESSOR: The right is reserved by LESSOR, its officers, employees, agents and assigns to enter upon and travel through and across the Leased Premises which are the subject of this Lease, any time, for inspection, construction, maintenance, or for any purpose necessary or convenient in connection with the management activities of the LESSEE.

38. COMPLIANCE WITH LAWS: LESSEE agrees that this Lease is contingent upon and subject to LESSEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of LESSOR.

39. TIME: Time is expressly declared to be of the essence of this Lease.

40. GOVERNING LAW: This Lease shall be governed by and interpreted according to the laws of the State of Florida.

41. SECTION CAPTIONS: Articles, subsections and other captions contained in this Lease are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this Lease or any provisions thereof.

42. BINDING EFFECT: This Lease will be binding upon and inure to the benefit of the parties hereto, and their successors and assigns.

43. AMENDMENTS: This Lease may be amended in writing by mutual consent of LESSOR and LESSEE.

44. NOTICES: Any and all notices, requests or other communications hereunder shall be deemed to have been duly given if in writing and if transmitted by hand delivery with receipt therefore, or by registered mail posted prior to the expiration date for such notice, return receipt requested, first class postage prepaid, and by Facsimile Transmission as follows:

To LESSEE: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
P.O. BOX 1429
PALATKA, FL 32178-1429
ATTENTION: DIRECTOR
DIVISION OF LAND MANAGEMENT
FACSIMILE: (904) 329-4848

To LESSOR: DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF STATE LANDS
BUREAU OF PUBLIC LAND ADMINISTRATION
3900 COMMONWEALTH BOULEVARD
MAIL STATION 130
TALLAHASSEE, FLORIDA 32399-3000
FACSIMILE: (850) 245-2761

45. SOVEREIGNTY SUBMERGED LANDS: This Lease does not authorize the use of any lands located waterward of the mean or ordinary high water line of any lake, river, stream, creek, bay, estuary, other water body, or of the waters or the air space thereabove.

46. CONDITION OF LEASED PREMISES: This Lease is made by LESSOR without representations or warranties of any kind. LESSOR assumes no liability or obligation to LESSEE with reference to the condition of the Leased Premises or the suitability of the Leased

Premises for any improvements. The LESSOR'S undivided 50% interest in the Leased Premises is hereby leased by LESSOR to LESSEE in an "as is" condition, with LESSOR assuming no responsibility for the care, repair, maintenance or improvement of the Leased Premises for the benefit of LESSEE.

47. NON-WAIVER OF REGULATORY AUTHORITY: Nothing contained in this Lease shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the LESSOR and LESSEE as it now or hereafter exists under applicable laws, rules, and regulations.

48. ADMINISTRATIVE FEE: LESSEE shall pay the Department of Environmental Protection, Division of State Lands, an annual administrative fee of \$300. The initial annual administrative fee shall be payable upon receipt of invoice and shall be prorated based on the number of months or fraction thereof remaining in the fiscal year of execution. For purposes of this Lease, the fiscal year shall be the period extending from July 1 through June 30. Each annual payment thereafter shall be due and payable upon receipt of invoice on July 1 of each subsequent year.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed on the day and year first above written.

**BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA**

Judy Woodward
Witness

Judy Woodward
Print/Type Witness Name

Fredrica W. Jones
Witness

Fredrica W. Jones
Print/Type Witness Name

By: Gloria C. Nelson
Gloria C. Nelson, Operations and Management
Consultant Manager
Bureau of Public Land Administration
Division of State Lands
Department of Environmental Protection

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 20th day of June 2003, by Gloria C. Nelson, as Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State Lands, Florida Department of Environmental Protection, acting as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.

Diane C. Rogowski
Notary Public, State of Florida

Print/Type Notary Name: Diane C. Rogowski
Commission # 00113298 EXPIRES May 24, 2006
BORNED TRUSTEES INSURANCE, INC.

Commission Number: _____

Commission Expires: _____

Approved as to Form
and Legality

By: [Signature]
DEP Attorney

ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT

By: [Signature] (SEAL)
Kirby B. Green III, Executive Director
By authority of Section 373.083 (5), Florida Statutes, and
DISTRICT Policy Number 90-16, Cooperative Agreements,
revised September 13, 2000

[Signature]
Witness

John W. Williams
Print/Type Witness Name

"LESSEE"

[Signature]
Witness

SHARON G. CARLIN
Print/Type Witness Name

STATE OF FLORIDA
COUNTY OF PUTNAM

David W. Fisk, Deputy Executive Director for
The foregoing instrument was acknowledged before me this 27th day of March 2003, by
Kirby B. Green III, Executive Director, on behalf of the Governing Board of the St. Johns River Water
Management District. He is personally known to me.



[Signature]
Notary Public, State of Florida

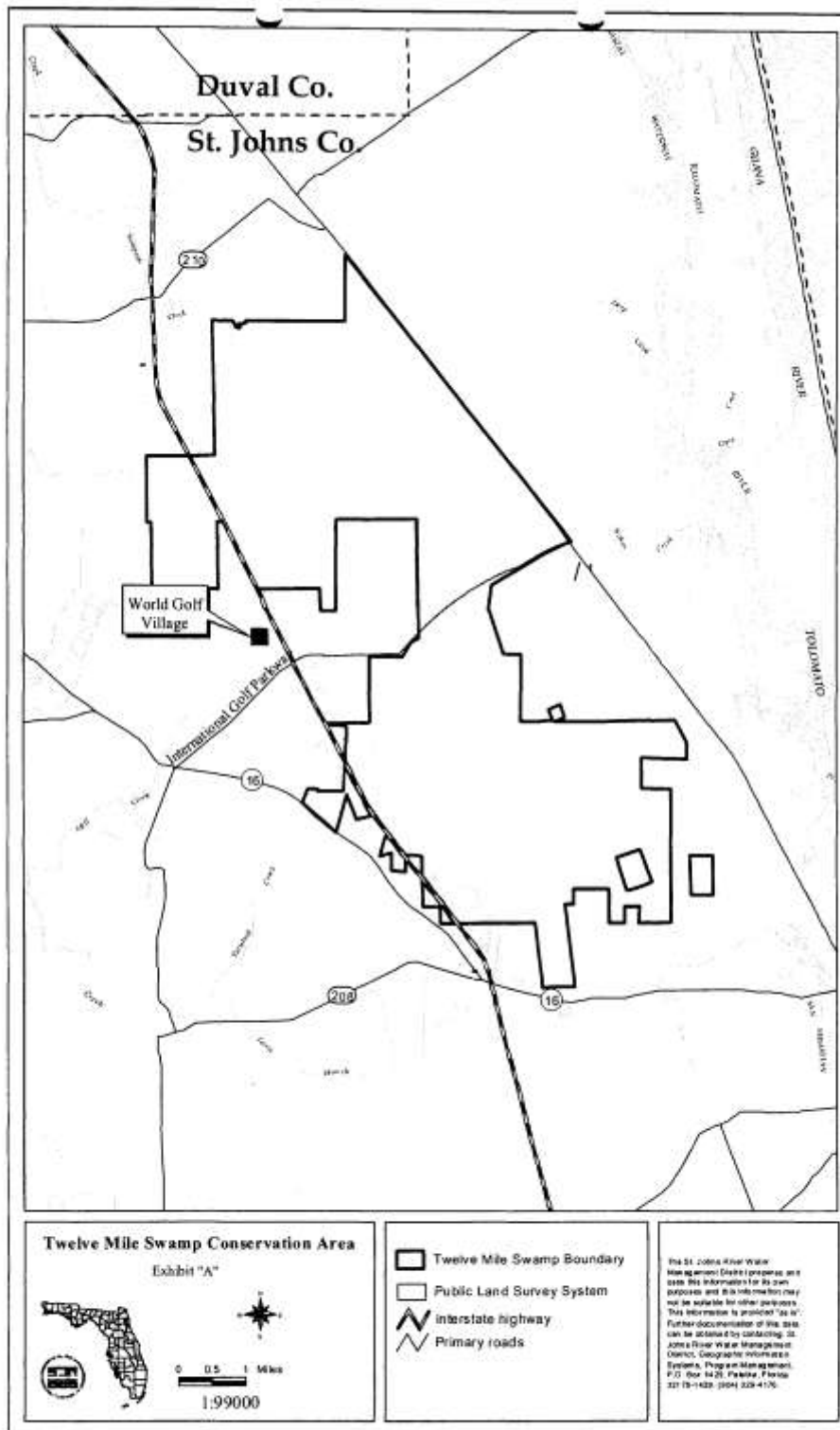
SHARON G. CARLIN
Print/Type Notary Name

Commission Number: CC 961051

Commission Expires: 10/29/04

Approved as to Form
and Legality

By: [Signature]
John W. Williams, Esq.
Deputy General Counsel
Office of General Counsel



1
30
1523

Public Records of
St. Johns County, FL
Clerk# 01-007325
O.R. 1568 PG 482
09:36AM 02/21/2001
REC \$121.00 SUR \$15.50

THIS DOCUMENT PREPARED
BY AND RETURN TO:

M. LYNN PAPPAS, ESQUIRE
PAPPAS MITCHELL JENKS
MILLER & REDSCH, P.A.
200 WEST FORSYTH STREET
SUITE 1400
JACKSONVILLE, FL 32202

TRUSTEES DEED

26.50

20

THIS TRUSTEES DEED made as of the 19th day of February, 2001, by ROBERT H. PAUL, III, as Trustee, CHERYL S. CUMMER, as Trustee, and HOWARD W. HARRISON, JR., as Trustee, whose addresses are P. O. Box 17499, Jacksonville, Florida 32245, 21 Fairfield St., Unit #4, Boston, MA 02116, and P.O. Box 10, Sedgewick, ME 04676, respectively, hereinafter called "Grantor" to the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373 of the Florida Statutes, as to an undivided fifty percent (50%) interest, whose address is P. O. Box 1429, Palatka, Florida 32178-1429, and BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as to an undivided fifty percent (50%) interest, whose address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, Florida 32399, hereinafter called "Grantee".

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain real property situate in St. Johns County, Florida, as described on Exhibit A attached hereto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

This conveyance is subject to those matters set forth in Exhibit B attached hereto and none other. The Property is not the homestead of Grantor.

07061061.MPD.

150000001

0R1568P60483

And Grantor hereby covenants with Grantee that, except as set forth above, at the time of the delivery of this deed, the property was free from all encumbrances made by Grantor; and that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

And Grantor also hereby covenants with Grantee, its successors and assigns, to apply for an amendment to the future land use map of the St. Johns County Comprehensive Plan to modify the land use of the property that Grantor, as of the date of the execution of this deed, owns within 750 feet of the centerline of Durbin Creek (the "Durbin Creek Corridor") to Conservation or such other comparable designation under the St. Johns County Comprehensive Plan. This application shall be filed with St. Johns County within sixty (60) days of the expiration of that certain timber cutting lease originally by and between Cummer Lime and manufacturing Company and Owens-Illinois Glass Company dated December 28, 1959 (the "Lease"), which is to expire on December 31, 2025, or as sooner agreed to by Grantor and lessee under the Lease (the "Lessee"). Grantor shall use good faith, reasonable efforts to secure approval of the comprehensive plan amendment. Should the Lease be terminated due to breach by Grantor or Lessee, then the application for amendment shall be filed (a) within 60 days of Lessee's written consent to file the application, (b) within sixty (60) days of a final judgment or settlement of the dispute whereby the Lease is recognized as terminated, or (c) by March 1, 2026, whichever comes first.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

[This space intentionally left blank.]

DR1568PG0484

Signed, Sealed and Delivered
in the presence of:Deanna Ordway
Print Name: Deanna OrdwayRobert H. Paul, III
Robert H. Paul, III, as TrusteeRobert H. Paul, III
Print Name: Robert H. Paul, IIISTATE OF Florida
COUNTY OF DuvalThe foregoing was acknowledged before me this 13th day of February, 2001, by
Robert H. Paul, III, as Trustee, who (X) is personally known to me, or () produced
as identification.James D. Potts
Notary Public

Printed Name



00042442.MPG.

0R1568PG0485

Pauline C. Garron
Name Printed: Pauline C. Garron

By: Cheryl S. Cummer
Cheryl S. Cummer, as Trustee

Gene Regan
Name Printed: Gene Regan

STATE OF Massachusetts
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 13th day of February, 2001, by Cheryl S. Cummer, as Trustee.

Heidi Shuk Thomas
(Print Name Heidi Shahbaz Thomas)
NOTARY PUBLIC
State of Massachusetts
Commission # HEIDESHABAZ-THOMAS, NOTARY
My Commission Expires DEC. 8, 2004
Personally known ☒
or Produced I.D. ☐
[check one of the above]
Type of Identification Produced HEIDESHABAZ-THOMAS, NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 8, 2004

00061361.WPD

4

0R1568P60486

Frances J. Parks
 Name Printed: FRANCES J. PARKS

Robert A. Clark
 Name Printed: ROBERT A. CLARK

By: Howard W. Harrison, Jr.
 Howard W. Harrison, Jr., as Trustee

STATE OF PA
 COUNTY OF Phila

The foregoing instrument was acknowledged before me this 13th day of February, 2001, by
 Howard W. Harrison, Jr., as Trustee.

Tracey M. Kelly
 (Print Name Tracey M. Kelly)
 NOTARY PUBLIC
 State of PA at Large
 Commission #
 My Commission Expires: 7/17/2004
 Personally known ✓
 or Produced I.D. ✓
 [check one of the above]
 Type of Identification Produced
MAINE DRIVER'S LICENSE

NOTARIAL SEAL
 TRACEY M. KELLY, Notary Public
 City of Philadelphia, Phila. County
 My Commission Expires July 17, 2004

EXHIBIT A

0R1568P60487

PARCEL "A"

ALL OF SECTIONS 22, 23, 27, 35, 36, AND SECTION 38 OF THE ANELM GAY GRANT, SECTION 39 OF THE JOHN GIONOPLY GRANT, SECTION 42 OF THE PHILIP R. YONGE GRANT, SECTION 43 OF THE ZEPH. KINGSLEY GRANT, SECTION 44 OF THE GEORGE GIONOPLY GRANT, SECTION 45 OF THE EMAN. GIONOPLY GRANT, TOGETHER WITH A PORTION OF SECTIONS 13, 24, 33, 34 AND SECTION 37 OF THE ANELM GAY GRANT, ALL LYING WITHIN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH PORTIONS OF SECTIONS 19, 29, 30, 31, 32, SECTION 41 OF THE REUBEN CHARLES GRANT, SECTION 42 OF THE ANELM GAY GRANT, AND SECTION 43 OF THE JOHN GIONOPLY GRANT, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTIONS 2, 3, AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH ALL OF SECTION 6, AND SECTION 46 OF THE J. GIANOPLY OR Z. KINGSLEY GRANT, SECTION 58 OF THE JNO. GIANOPLY GRANT, SECTION 59 OF THE GIANOPLY OR BUSHNELL OR KINGSLEY GRANT, SECTION 60 OF THE GIANOPLY OR BUSHNELL OR KINGSLEY GRANT, SECTION 64 OF THE KINGSLEY, BUSHNELL OR INGERSOLL GRANT, SECTION 67 OF THE KINGSLEY OR INGERSOLL GRANT, SECTION 77 OF THE L. CAPO OR KINGSLEY GRANT, AND SECTION 100 OF THE Z. KINGSLEY GRANT, TOGETHER WITH A PORTION OF SECTIONS 4 AND 5, AND SECTION 61 OF THE BUSHNELL'S HEIRS OR KINGSLEY GRANT, SECTION 62 OF THE HEIRS OF E. BUSHNELL GRANT, SECTION 63 OF THE Z. KINGSLEY GRANT, SECTION 65 OF THE KINGSLEY, BUSHNELL OR SCHOFIELD GRANT, AND SECTION 66 OF THE M. SCHOFIELD OR KINGSLEY GRANT, ALL LYING WITHIN TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, PORTIONS OF WHICH BEING BOUNDED ON THE EAST BY A FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, BOUNDED ON THE SOUTH BY INTERNATIONAL GOLF PARKWAY (A.K.A. NINE MILE ROAD), AND BOUNDED ON THE WEST BY INTERSTATE HIGHWAY NO. 95 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 33, TOWNSHIP 5 SOUTH, RANGE 28 EAST, WITH THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 95, A 300 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH $88^{\circ}53'30''$ EAST, ALONG SAID NORTH LINE OF SECTION 33, 1873.76 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27, TOWNSHIP 5 SOUTH, RANGE 28 EAST; THENCE NORTH $1^{\circ}05'31''$ WEST, ALONG THE WEST LINE OF SAID SECTION 27, 5228.35 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH $1^{\circ}01'45''$ WEST, ALONG THE WEST LINE OF SAID SECTION 22, TOWNSHIP 5 SOUTH, AND RANGE 28 EAST, 5393.55 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22; THENCE NORTH $89^{\circ}33'45''$ EAST, ALONG SAID NORTH LINE OF SAID SECTIONS 22 AND 23, TOWNSHIP 5 SOUTH, RANGE 28 EAST, 10731.55 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13, TOWNSHIP 5 SOUTH, RANGE 28 EAST; THENCE NORTH $1^{\circ}04'07''$ WEST, ALONG THE WEST LINE

MASTER REVISID 2/16/91

Page 1 of 24

0R1568PG0488

OF SAID SECTION 13, 5180.31 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, THENCE SOUTH 41°02'27" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2855.65 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 11409.16 FEET; THROUGH A CENTRAL ANGLE OF 03°10'24", AN ARC DISTANCE OF 631.87 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 39°27'15" EAST, 631.79 FEET; THENCE SOUTH 37°52'03" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 639.17 FEET; THENCE SOUTH 52°07'57" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE 100.00 FEET; THENCE SOUTH 37°52'03" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 200.00 FEET; THENCE NORTH 52°07'57" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 100.00 FEET; THENCE SOUTH 37°52'03" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 7940.60 FEET, TO ITS INTERSECTION WITH THE WEST LINE OF A FLORIDA EAST COAST RAILROAD PARCEL, AS RECORDED IN DEED BOOK 58, PAGE 474, OF SAID COUNTY; THENCE SOUTH 15°24'36" EAST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE WEST LINE OF SAID RAILROAD PARCEL, 1027.11 FEET, TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 550, PAGE 582 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°35'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, 240.00 FEET; THENCE SOUTH 15°24'36" EAST, ALONG THE WEST LINE OF SAID LANDS, 181.50 FEET; THENCE NORTH 74°35'24" EAST, ALONG THE SOUTH LINE OF SAID LANDS 240.00 FEET TO THE WEST LINE OF AFORESAID FLORIDA EAST COAST RAILROAD PARCEL; THENCE SOUTH 15°24'36" EAST, ALONG SAID WEST LINE, 108.38 FEET TO THE SOUTHERLY LINE THEREOF; THENCE NORTH 52°08'56" EAST, ALONG SAID SOUTHERLY LINE, 503.09 FEET, TO A POINT LYING ON AFORESAID WESTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY; THENCE SOUTH 37°52'03" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 15318.92 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A.K.A. NINE MILE ROAD), A 66 FOOT MAINTAINED RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 66°32'17" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD AND ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY, 1800.25 FEET, TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1453.05 FEET, THROUGH A CENTRAL ANGLE OF 07°05'45", AN ARC DISTANCE OF 179.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 62°59'25" WEST, 179.84 FEET; THENCE SOUTH 59°26'32" WEST, CONTINUING ALONG SAID MAINTAINED NORTHERLY RIGHT-OF-WAY LINE, 6370.79 FEET, TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A

MASTER REVISED 2/16/01

Page 2 of 24

OR1568PG0489

RADIUS OF 2166.15 FEET, THROUGH A CENTRAL ANGLE OF 05°17'15", AN ARC DISTANCE OF 199.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 56°47'54" WEST, 199.83 FEET; THENCE SOUTH 54°09'16" WEST, CONTINUING ALONG SAID MAINTAINED NORTHERLY RIGHT-OF-WAY LINE, 2848.30 FEET; THENCE SOUTH 53°53'42" WEST, CONTINUING ALONG SAID MAINTAINED NORTHERLY RIGHT-OF-WAY LINE, 1588.34 FEET; THENCE SOUTH 54°09'58" WEST, CONTINUING ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE, 1054.86 FEET, TO ITS INTERSECTION WITH THE EAST RANGE LINE OF TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE NORTH 1°37'40" WEST, ALONG SAID RANGE LINE, 3800.99 FEET; THENCE NORTH 1°39'23" WEST, CONTINUING ALONG SAID RANGE LINE, 5397.43 FEET, TO THE NORTHEAST CORNER OF SAID TOWNSHIP; THENCE SOUTH 88°37'55" WEST, ALONG THE NORTH LINE OF SAID TOWNSHIP, 5144.17 FEET, TO THE NORTHWEST CORNER OF SECTION 1, SAID TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 89°07'25" WEST, CONTINUING ALONG SAID NORTH LINE OF SAID TOWNSHIP, 1317.83 FEET, TO THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 729, PAGE 753 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 1°07'35" EAST, ALONG THE WEST LINE OF SAID LANDS, 5333.10 FEET, TO ITS INTERSECTION WITH THE SOUTH LINE OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 0°42'21" EAST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, 1320.72 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 88°34'18" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, 1285.97 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11, SAID POINT LYING ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 837, PAGES 807 AND 820, THENCE NORTH 0°08'25" WEST, ALONG SAID EAST LINE, 1431.70 FEET, TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 89°22'18" WEST, ALONG THE NORTH LINE OF SAID LANDS, 4946.84 FEET TO ITS INTERSECTION WITH AFOREMENTIONED EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95; THENCE NORTH 27°29'18" WEST, ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE 11648.16 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCELS:

LOTS 6 THRU 29, BLOCK 37, ACCORDING TO WOODLAND HEIGHTS, MAP BOOK 3, PAGE 78, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THE RUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING THE LANDS OF THE ROBERT J. STALLS ESTATE (PARCEL NO. 071030-0000 AS SHOWN ON ST. JOHNS COUNTY ASSESSMENT MAP, SHEET NO. 4C/30NX), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT

MASTER REVISION 2/14/01

Page 3 of 24

0R1568PG0490

OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF LOT 17, SAME BEING THE SOUTHEAST CORNER OF SAID BLOCK 37, THENCE SOUTH 74°35'05" WEST, ALONG THE SOUTH LINE OF LOTS 17 AND 18, 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 18; THENCE NORTH 15°24'55" WEST, ALONG THE WEST LINE OF LOTS 18 THRU 29, 396.00 FEET, TO THE NORTHWEST CORNER OF LOT 29; THENCE NORTH 74°35'05" EAST, ALONG THE NORTH LINE OF LOTS 29 AND 6, 200.00 FEET TO THE NORTHEAST CORNER OF LOT 6; THENCE SOUTH 15°24'55" EAST, ALONG THE EAST LINE OF LOTS 6 THRU 17, 396.00 FEET TO THE POINT OF BEGINNING.

NOTE: NO COVERING DEED OF RECORD FOUND FOR THIS PARCEL.

LANDS DESCRIBED IN OFFICIAL RECORDS 831, PAGE 1064, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THE RUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS 550, PAGE 582, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 15°24'36" WEST, ALONG THE WEST LINE OF SAID LANDS, 46.82 FEET TO POINT LYING ON A WESTERLY LINE OF A PERPETUAL EASEMENT AS RECORDED IN OFFICIAL RECORDS 178, PAGE 83 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 18°55'28" WEST, ALONG SAID WESTERLY EASEMENT LINE, 309.79 FEET TO THE POINT OF BEGINNING, SAME BEING THE EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 831, PAGE 1064, ST. JOHNS COUNTY, FLORIDA; THENCE CONTINUE SOUTH 18°55'28" WEST, 154.18 FEET; THENCE NORTH 70°24'51" WEST, 154.19 FEET; THENCE NORTH 18°55'28" EAST, 154.18 FEET; THENCE SOUTH 70°24'51" EAST, 154.19 FEET TO THE POINT OF BEGINNING.

LOTS 1 AND 2, BLOCK 35 ACCORDING TO WOODLAND HEIGHTS, MAP BOOK 3, PAGE 67, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THE RUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS 1318, PAGE 1575; ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF SAID BLOCK 35; THENCE SOUTH 15°24'55" EAST, ALONG THE EAST LINE OF LOT 1, 90.00 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 74°35'05" WEST, ALONG THE SOUTH LINE OF LOTS 1 & 2, 66.67 FEET TO THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH 15°24'55" WEST, ALONG THE WEST LINE OF LOT 2, 90.00 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 74°35'05" EAST, ALONG THE

MASTER REVISED 10/001

Page 4 of 24

0R1568P60491

NORTH LINE OF LOTS 1 & 2, 66.67 FEET, TO THE POINT OF BEGINNING.

LOTS 1,2,3,32 AND 33, BLOCK 37, ACCORDING TO WOODLAND HEIGHTS, MAP BOOK 3, PAGE 78, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THE RUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING THE LANDS OF THE FLORIDA MUTUAL LAND CORP. (PARCEL NO. 071010-0000 AS SHOWN ON ST. JOHNS COUNTY ASSESSMENT MAP, SHEET NO. 4C/30NX), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE NORTHEAST CORNER OF SAID BLOCK 37, THENCE SOUTH $15^{\circ}24'55''$ EAST, ALONG THE EAST LINE OF SAID LOTS 1,2, AND 3, 128.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH $74^{\circ}35'05''$ WEST, ALONG THE SOUTH LINE OF LOTS 3 AND 32, 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 32; THENCE NORTH $15^{\circ}24'55''$ WEST, ALONG THE WEST LINE OF LOT 32, 33.00 FEET, TO THE WEST CORNER OF LOT 33; THENCE NORTH $49^{\circ}05'05''$ EAST, ALONG THE NORTH LINE OF LOTS 33 AND 1, 221.59 FEET TO THE POINT OF BEGINNING.

NOTE: NO COVERING DEED OF RECORD FOUND FOR THIS PARCEL.

LANDS DESCRIBED IN OFFICIAL RECORDS 868, PAGE 1139; LANDS DESCRIBED IN OFFICIAL RECORDS 960, PAGE 620; LANDS DESCRIBED IN DEED BOOK 170, PAGE 555; LANDS DESCRIBED IN OFFICIAL RECORDS 59, PAGE 534; LANDS DESCRIBED IN OFFICIAL RECORDS 60, PAGE 439, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THE R. CHARLES GRANT, SECTION 41, PART OF THE A. GAY GRANT, SECTION 42 AND PART OF THE J. GIONOPLE GRANT, SECTION 43, ALL IN TOWNSHIP 5 SOUTH, RANGE 29 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 43, THENCE SOUTH $15^{\circ}24'55''$ EAST, ALONG THE EAST LINE OF SAID SECTION 43, 264.00 FEET; THENCE NORTH $73^{\circ}27'29''$ WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION 43, 792.00 FEET; THENCE NORTH $15^{\circ}24'55''$ WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 42 AND SECTION 43, 858.00 FEET; THENCE SOUTH $73^{\circ}27'29''$ EAST; ALONG A LINE PARALLEL TO SAID NORTH LINE OF SAID SECTION 43, 792.00 FEET TO A POINT LYING ON THE WEST LINE OF SAID SECTION 41, SAME BEING THE WEST LINE OF WOODLAND HEIGHTS, AS RECORDED IN MAP BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $15^{\circ}24'55''$ WEST, ALONG SAID WEST LINE OF SECTION 41, 693.34 FEET TO THE CENTERLINE OF PHILADELPHIA STREET, AS SHOWN ON JUST MENTIONED PLAT OF WOODLAND HEIGHTS; THENCE ALONG SAID CENTERLINE, NORTH $74^{\circ}36'50''$ EAST, 219.51 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF FLORIDA AVENUE AS SHOWN ON SAID PLAT; THENCE SOUTH $15^{\circ}26'06''$ EAST, ALONG SAID CENTERLINE OF

MASTER REVISED 01/01/01

Page 5 of 24

0R1568P60492

FLORIDA AVENUE, 1426.47 FEET TO THE SOUTH LINE OF SAID WOODLAND HEIGHTS, SAME BEING THE SOUTH LINE OF SAID SECTION 41; THENCE NORTH 73°27'29" WEST, ALONG SAID SOUTH LINE, 259.30 FEET TO THE POINT OF BEGINNING.

LOTS 23 THRU 27, BLOCK 60, AND ONE-HALF OF THE VACATED STREETS LYING SOUTH AND EAST, ACCORDING TO WOODLAND HEIGHTS, MAP BOOK 3, PAGE 67, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THE RUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING THE LANDS OF THE G.R. CHASSEVENT ESTATE, (PARCEL NO. 071330-0000 AS SHOWN ON ST. JOHNS COUNTY ASSESSMENT MAP, SHEET NO. 4C/30SX), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE CENTERLINE INTERSECTION OF BALTIMORE AVENUE AND PHILADELPHIA STREET AS SHOWN ON SAID PLAT OF WOODLAND HEIGHTS, MAP BOOK 3, PAGE 67, THENCE SOUTH 74°35'05" WEST, ALONG SAID CENTERLINE OF PHILADELPHIA STREET, 120.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 27; THENCE NORTH 15°24'55" WEST, ALONG SAID SOUTHERLY PROLONGATION, AND THE WESTERLY LINES OF SAID LOTS 23 THRU 27, 170.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 23; THENCE NORTH 74°35'05" EAST, ALONG THE NORTHERLY LINE OF LOT 23 AND ITS EASTERLY PROLONGATION, 120.00 FEET TO THE CENTERLINE OF AFOREMENTIONED BALTIMORE AVENUE, THENCE SOUTH 15°24'55" EAST, ALONG SAID CENTERLINE OF BALTIMORE AVENUE, 170.00 FEET TO THE POINT OF BEGINNING.

NOTE: NO COVERING DEED OF RECORD FOUND FOR THIS PARCEL.

A PARCEL OF LAND AS SHOWN AS 5, (AS SHOWN ON ST. JOHNS COUNTY ASSESSMENT MAP, SHEET NO. 4C/30SX) LYING IN BLOCK 36, ACCORDING TO WOODLAND HEIGHTS, MAP BOOK 3, PAGE 67, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THE RUBEN CHARLES GRANT, SECTION 41, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, APPEARING TO BE PARCEL "E", BEING LOTS 30, 31 AND 32, OF AFOREMENTIONED BLOCK 36, AS SHOWN ON SURVEY BY ROBERT M. ANGAS AND ASSOCIATES, DATED MARCH 18, 1963, FILE NO. C 174-5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 30, THENCE SOUTH 74°35'05" WEST, ALONG THE SOUTH LINE OF LOT 30, AND ITS WESTERLY PROLONGATION THEREOF, 120.00 FEET TO THE CENTERLINE OF BALTIMORE AVENUE (BALTIMORE AVENUE PER ANGAS SURVEY); THENCE NORTH 15°24'55" WEST, ALONG SAID CENTERLINE OF BALTIMORE AVENUE, 90.00 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 32; THENCE NORTH 74°35'05" EAST, ALONG SAID WESTERLY PROLONGATION OF THE NORTH LINE OF

MATTHEW REVIDED 2/1/69

Page 6 of 24

0R1568P60493

LOT 32, AND THE NORTH LINE OF LOT 32, 120.00 FEET TO THE NORTHEAST CORNER OF LOT 32; THENCE SOUTH 15°24'55" EAST, ALONG THE EAST LINE OF LOTS 32, 31 AND 30, 90.00 FEET TO THE POINT OF BEGINNING.

NOTE: NO COVERING DEED OF RECORD FOUND FOR THIS PARCEL.

A PARCEL OF LAND LYING IN SECTION 41, R. CHARLES GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING SHOWN AS THE JOHN A. STALLS PARCEL AS SHOWN ON MAP BY H.A. DURDEN & ASSOCIATES, DATED: NOVEMBER 19, 1968, FILE No. E-6, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER SAID JOHN A. STALLS PARCEL, SAID NORTHWEST CORNER LYING ON AN EASTERLY LINE OF A 60 FOOT WIDE PERPETUAL EASEMENT AS RECORDED IN OFFICIAL RECORDS 178, PAGE 83 OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 72°37'36" EAST, DEPARTING SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE AND ALONG THE NORTH LINE OF JUST MENTIONED STALLS PARCEL, 199.94 FEET TO THE NORTHEAST CORNER OF SAID STALLS PARCEL; THENCE SOUTH 17°22'24" EAST, ALONG THE EAST LINE OF SAID STALLS PARCEL, 468.20 FEET TO THE SOUTHEAST CORNER OF SAID STALLS PARCEL, SAID POINT LYING ON A NORTH LINE OF AFOREMENTIONED 60 FOOT WIDE PERPETUAL EASEMENT; THENCE NORTH 84°22'11" WEST, ALONG THE JUST MENTIONED 60 FOOT WIDE PERPETUAL EASEMENT LINE, SAME BEING THE SOUTH LINE OF SAID STALLS PARCEL, 217.21 FEET TO THE SOUTHWEST CORNER OF SAID STALLS PARCEL; THENCE NORTH 17°22'24" WEST, ALONG THE AFOREMENTIONED EASTERLY LINE OF A 60 FOOT WIDE PERPETUAL EASEMENT, SAME BEING THE WEST LINE OF SAID STALLS PARCEL, 383.31 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND LYING IN SECTION 41, R. CHARLES GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 550, PAGE 582 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°35'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, 240.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 15°24'36" EAST, ALONG THE WEST LINE OF SAID LANDS, 181.50 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 74°35'24" EAST, ALONG THE SOUTH LINE OF SAID LANDS 89.13 FEET; THENCE SOUTH 18°55'28" WEST, DEPARTING SAID SOUTH LINE OF SAID LANDS, AND ALONG A LINE PARALLEL TO, AND 100 FEET EASTERLY (AS MEASURED AT RIGHT ANGLES) TO A WESTERLY LINE OF A 60 FOOT WIDE PERPETUAL EASEMENT AS RECORDED IN OFFICIAL

MASTER REVISED 2/7/01

Page 7 of 24

0R1568PG0494

RECORDS 178, PAGE 83 OF SAID ST. JOHNS COUNTY, FLORIDA, 234.98 FEET; THENCE NORTH 71°04'32" WEST, 100.00 FEET TO A POINT LYING ON SAID WESTERLY LINE OF SAID 60 FOOT WIDE PERPETUAL EASEMENT; THENCE SOUTH 18°55'28" WEST, ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, 240.60 FEET TO THE SOUTHERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS 831, PAGE 1064, ST. JOHNS COUNTY, FLORIDA, THE SOUTHERLY 154.18 FEET OF JUST MENTIONED LINE BEING THE SOUTHEAST LINE OF JUST MENTIONED LANDS; THENCE SOUTH 70°24'51" EAST, CONTINUING ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, 60.00 FEET; THENCE NORTH 18°55'28" EAST, CONTINUING ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, 28.74 FEET; THENCE SOUTH 70°43'34" EAST, CONTINUING ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, 110.95 FEET; THENCE SOUTH 15°24'55" EAST, CONTINUING ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, 49.23 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 35, WOODLAND HEIGHTS, AS RECORDED IN MAP BOOK 3, PAGE 67, ST. JOHNS COUNTY, FLORIDA, SAME BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 1318, PAGE 1575; ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 74°35'05" EAST, CONTINUING ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, SAME BEING THE NORTH LINE OF SAID DEED, 66.67 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 35, SAID WOODLAND HEIGHTS; THENCE SOUTH 69°54'17" EAST, CONTINUING ALONG SAID 60 FOOT WIDE PERPETUAL EASEMENT LINE, 167.37 FEET; THENCE SOUTH 39°20'27" WEST, DEPARTING A SOUTHERLY LINE OF SAID 60 FOOT WIDE PERPETUAL EASEMENT, 266.85 FEET; THENCE NORTH 69°47'48" WEST, 233.12 FEET; THENCE NORTH 04°03'00" WEST, 215.30 FEET; THENCE NORTH 69°53'40" WEST, 385.18 FEET; THENCE NORTH 18°55'28" EAST, 192.39 FEET; THENCE NORTH 32°31'54" EAST, 508.20 FEET; THENCE NORTH 41°19'14" EAST, 400.53 FEET TO A POINT LYING ON THE WEST LINE OF A FLORIDA EAST COAST RAILROAD PARCEL, AS RECORDED IN DEED BOOK 58, PAGE 474, OF SAID ST. JOHNS COUNTY FLORIDA; THENCE SOUTH 15°24'36" EAST, ALONG JUST MENTIONED WEST LINE, 397.56 FEET TO THE POINT OF BEGINNING.

PART OF SECTION 31, PART OF THE R. CHARLES GRANT, SECTION 41, PART OF THE A. GAY GRANT, SECTION 42 AND PART OF THE J. GIONOPLE GRANT, SECTION 43, ALL IN TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 43, THENCE SOUTH 73°27'29" EAST, ALONG THE SOUTH LINE OF SAID SECTION 41, 259.30 FEET, TO THE CENTERLINE OF FLORIDA AVENUE AS SHOWN ON THE PLAT OF WOODLAND HEIGHTS, AS RECORDED IN MAP BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 15°26'06" WEST, ALONG SAID CENTERLINE OF FLORIDA AVENUE, 1084.00 FEET TO A SOUTHERLY

MASTER REVISED 3/14/01

Page 8 of 24

0R1568PG0495

LINE OF A 60 FOOT WIDE PERPETUAL EASEMENT AS RECORDED IN OFFICIAL RECORDS 178, PAGE 83 OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 21°00'56" EAST, ALONG SAID SOUTHERLY EASEMENT LINE, 100.99 FEET; THENCE SOUTH 15°26'06" EAST, DEPARTING SAID EASEMENT LINE, 412.76 FEET; THENCE SOUTH 89°39'29" EAST, 68.84 FEET; THENCE SOUTH 10°36'13" EAST, 226.93 FEET; THENCE SOUTH 51°07'05" WEST, 51.37 FEET; THENCE SOUTH 15°26'06" EAST, 595.38 FEET; THENCE SOUTH 54°51'26" WEST, 233.76 FEET; THENCE SOUTH 74°53'17" WEST, 167.48 FEET; THENCE NORTH 15°06'43" WEST, 40.00 FEET; THENCE SOUTH 74°53'17" WEST, 705.93 FEET; THENCE NORTH 15°41'52" WEST, 893.51 FEET; THENCE NORTH 74°54'10" EAST, 145.63 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS 60, PAGE 439, OF THE SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 15°24'55" EAST, ALONG SAID WEST LINE, 457.80 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE SOUTH 73°27'29" EAST, ALONG THE SOUTH LINE OF SAID LANDS, 792.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, SAID SOUTHEAST CORNER LYING ON THE EAST LINE OF AFOREMENTIONED SECTION 43; THENCE NORTH 15°24'55" WEST, ALONG SAID EAST LINE OF SECTION 43, 264.00 FEET TO THE POINT OF BEGINNING.

DR1568PG0496

PARCEL "B"

A PORTION OF SECTIONS 12, 13, 23, 24, 25 AND SECTION 41 OF THE G.W. PERPALL GRANT, SECTION 42 OF THE G.W. PERPALL GRANT AND SECTION 48 OF THE Z. KINGSLEY GRANT, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTIONS 18, 19, 20, 21, 23, 29, 30, 32 AND SECTION 63 OF THE Z. KINGSLEY GRANT, SECTION 68 OF THE D.L. CLINCH GRANT, SECTION 69 OF THE J.M. FONTANE OR A. GAY GRANT, SECTION 70 OF THE J.M. FONTANE GRANT, SECTION 71 OF THE J.M. FONTANE GRANT, SECTION 72 OF THE ANTELM GAY GRANT, SECTION 73 OF THE GAY OR CLINCH GRANT, SECTION 75 OF THE G.W. PERPALL GRANT, SECTION 76 OF THE FONTANE OR GAY GRANT AND SECTION 78 OF THE MARTIN HERNANDEZ GRANT, TOGETHER WITH A PORTION OF SECTIONS 17, 22, 27, 31, 33, 34, AND SECTION 47 OF THE JOHN AYRHAULT GRANT, SECTION 61 OF THE BUSHNELLS HEIRS OR KINGSLEY GRANT, SECTION 62 OF THE HEIRS OF E. BUSHNELL GRANT, SECTION 65 OF THE KINGSLEY, BUSHNELL OR SCHOFIELD GRANT, SECTION 66 OF THE M. SCHOFIELD OR KINGSLEY GRANT, AND SECTION 74 OF THE E.B. GOULD GRANT, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH ALL OF SECTION 53 OF THE MARTIN HERNANDEZ GRANT, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, PORTIONS OF WHICH BEING BOUNDED ON THE WEST BY INTERSTATE HIGHWAY NO. 95 AND BOUNDED ON THE NORTH BY INTERNATIONAL GOLF PARKWAY (A.K.A NINE MILE ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE HALF OF SAID SECTION 13, TOWNSHIP 6 SOUTH, RANGE 28 EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY (A.K.A NINE MILE ROAD), A 66 FOOT MAINTAINED RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 89°11'58" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, 2427.12 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 294.69 FEET, THROUGH A CENTRAL ANGLE OF 52°32'34", AN ARC DISTANCE OF 270.24 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING CHORD BEARING AND DISTANCE OF NORTH 62°55'41" EAST, 260.87 FEET; THENCE NORTH 36°39'24" EAST, CONTINUING ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, 1152.36 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 943.18 FEET; THROUGH A CENTRAL ANGLE OF 17°30'34", AN ARC DISTANCE OF 288.23 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING CHORD BEARING AND DISTANCE OF NORTH 45°24'41" EAST, 287.11 FEET; THENCE NORTH 54°09'58" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, 1453.75 FEET;

MASTER REVISION 2/1991

Page 10 of 24

0R1568P60497

THENCE NORTH 53°53'42" EAST, CONTINUING ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, 1588.34 FEET; THENCE NORTH 54°09'16" EAST, CONTINUING ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, 2848.15 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2100.15 FEET, THROUGH A CENTRAL ANGLE OF 05°17'15", AN ARC DISTANCE OF 193.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING CHORD BEARING AND DISTANCE OF NORTH 56°47'54" EAST, 193.75 FEET; THENCE NORTH 59°26'32" EAST, CONTINUING ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE, 1383.68 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 62 OF THE HEIRS OF E. BUSHNELL GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE SOUTH 00°17'57" EAST, DEPARTING SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE AND ALONG SAID EAST LINE OF SECTION 62, 2460.64 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 63 OF THE Z. KINGSLEY GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE SOUTH 18°17'25" EAST, ALONG SAID EASTERLY LINE OF SECTION 63, 3096.11 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 17 OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE NORTH 88°26'20" EAST, ALONG SAID NORTH LINE 1297.71 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST ONE-HALF OF SAID SECTION 17; THENCE SOUTH 01°04'32" EAST, ALONG SAID WEST LINE, 5254.77 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 20, TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE NORTH 89°14'06" EAST, ALONG SAID NORTH LINE, 2514.68 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 74 OF THE E.B. GOULD GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE NORTH 20°39'25" WEST, ALONG SAID WEST LINE, 1026.22 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 669, PAGE 1580; THENCE NORTH 69°22'13" EAST, ALONG SAID NORTH LINE, 824.97 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 20°36'04" EAST, ALONG THE EAST LINE OF SAID LANDS OF OFFICIAL RECORDS 669, PAGE 1580, 1125.26 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID SECTION 74; THENCE SOUTH 69°23'06" WEST, ALONG SAID SOUTH LINE, 550.18 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 21; SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE NORTH 89°20'57" EAST, ALONG SAID NORTH LINE OF SECTION 21, 5123.20 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE CONTINUE NORTH 89°47'21" EAST, ALONG THE NORTH LINE OF SAID SECTION 22, OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST, 4436.53 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SECTION 51 OF THE DANIEL HURLBURT GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE SOUTH 29°34'41" EAST, ALONG SAID WEST LINE, 1738.34 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 22; THENCE SOUTH 01°46'49" EAST, ALONG SAID EAST LINE, 1099.07 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF GOVERNMENT LOT 8 OF SAID SECTION 22; THENCE SOUTH 89°24'43" WEST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF GOVERNMENT LOTS 9 AND 10 OF SAID SECTION 22, 3953.77 FEET TO THE NORTHEAST CORNER OF SAID

MASTER REVISD 01601

Page 11 of 24

0R1568PG0498

GOVERNMENT LOT 10; THENCE SOUTH 00°57'43" EAST, ALONG THE WEST LINES OF GOVERNMENT LOTS 10 AND 13 OF SAID SECTION 22, 2636.81 FEET TO A POINT LYING ON THE NORTH LINE OF SAID SECTION 27 OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE NORTH 89°18'45" EAST, ALONG SAID NORTH LINE 2661.72 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 27; THENCE SOUTH 00°59'07" EAST, ALONG THE WEST LINES OF THE GOVERNMENT LOTS 1, 8, 9, AND 16 OF SAID SECTION 27, SAID LINES ALSO BEING THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 841, PAGE 765 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, 5328.87 FEET TO A POINT LYING ON THE NORTH LINE OF SAID SECTION 34, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE CONTINUE SOUTH 00°39'38" EAST ALONG THE WEST LINES OF GOVERNMENT LOTS 1, 4, 5 AND 12 OF SAID SECTION 34, SAID LINES ALSO BEING THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 362, PAGE 240 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, 4968.19 FEET TO A POINT LYING ON THE NORTH LINE OF SECTION 81 OF THE JOS. DELESPINE GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE SOUTH 84°16'08" WEST, ALONG SAID NORTH LINE, 113.78 FEET TO THE NORTHWEST CORNER OF SAID SECTION 81; THENCE SOUTH 33°53'35" EAST, ALONG THE WEST LINE OF SAID SECTION 81, 206.60 FEET, TO THE NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 551, PAGE 461, SAID ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 00°48'56" EAST, ALONG THE WEST LINE OF SAID LANDS, 171.71 FEET TO ITS INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF A "VARIABLE WIDTH RIGHT-OF-WAY" COUNTY ROAD; THENCE SOUTH 89°00'52" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 695.47 FEET, THENCE NORTH 00°59'08" WEST ALONG SAID RIGHT-OF-WAY, 10.00 FEET; THENCE SOUTH 89°00'52" WEST ALONG SAID RIGHT-OF-WAY, 265.71 FEET; TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 247.95 FEET, THROUGH A CENTRAL ANGLE OF 74°02'59", AN ARC DISTANCE OF 320.45 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 53°57'38" WEST, 298.61 FEET; THENCE SOUTH 73°03'52" WEST, DEPARTING SAID CURVE, CONTINUING ALONG EASTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD, 10.00 FEET; THENCE NORTH 16°56'08" WEST, ALONG SAID RIGHT-OF-WAY, 2866.49 FEET TO THE SOUTH LINE OF SECTION 47 OF THE JOHN AYRHULT GRANT, THENCE NORTH 72°01'07" EAST, 679.89 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 47; THENCE NORTH 17°58'34" WEST, ALONG THE EAST LINE OF SAID SECTION 47, 2785.78 FEET; THENCE SOUTH 72°00'54" WEST, 2180.18 FEET ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS 417, PAGE 549, TO A POINT ON THE WEST LINE OF SAID SECTION 47; THENCE SOUTH 17°58'08" EAST ALONG SAID WEST LINE OF SECTION 47, 2785.63 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 47; THENCE NORTH 72°01'07" EAST, 1425.61 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE AFOREMENTIONED COUNTY ROAD; THENCE SOUTH 16°56'08" EAST, ALONG SAID RIGHT-OF-WAY, 2865.12 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 332.95

MASTER REVISD 31641

Page 12 of 24

DR1568PG0499

FEET, THROUGH A CENTRAL ANGLE OF $43^{\circ}54'54''$, AN ARC DISTANCE OF 255.19 FEET, SAID CURVE HAVING CHORD BEARING AND DISTANCE OF SOUTH $38^{\circ}53'35''$ EAST, 248.99 FEET; THENCE SOUTH $89^{\circ}00'52''$ WEST ALONG SAID SOUTH LINE OF SECTION 34, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 1469.54 FEET TO THE EAST LINE OF GOVERNMENT LOT 9, SECTION 34, TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE NORTH $01^{\circ}05'09''$ WEST, ALONG SAID EAST LINE, 1321.83 FEET, TO ITS INTERSECTION WITH THE NORTH LINE OF SAID GOVERNMENT LOT 9; THENCE SOUTH $89^{\circ}17'05''$ WEST, ALONG SAID NORTH LINE, 1313.16 FEET, TO ITS INTERSECTION WITH THE WEST LINE SAID GOVERNMENT LOT 9; THENCE SOUTH $00^{\circ}32'54''$ EAST, ALONG SAID WEST LINE, 1328.06 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH $89^{\circ}38'16''$ WEST ALONG THE SOUTH LINE OF SAID SECTION 33 OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST, 1327.14 FEET, TO ITS INTERSECTION WITH THE EAST LINE OF GOVERNMENT LOT 15 OF SAID SECTION 33; THENCE NORTH $00^{\circ}16'12''$ WEST ALONG THE EAST LINE OF GOVERNMENT LOTS 15 AND 10 OF SAID SECTION 33, SAID LINE ALSO BEING THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 817, PAGE 1583 OF SAID PUBLIC RECORDS, 2637.39 FEET, TO THE NORTHEAST CORNER OF SAID LANDS AND SAID GOVERNMENT LOT 10; THENCE SOUTH $89^{\circ}22'14''$ WEST, ALONG THE NORTH LINE OF SAID LOT 10 AND SAID LANDS, 1320.71 FEET, TO THE NORTHWEST CORNER OF SAID LOT 10 OF OFFICIAL RECORDS 817, PAGE 1583, ALSO BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 11 AS DESCRIBED IN OFFICIAL RECORDS 161, PAGE 21, THENCE NORTH $89^{\circ}56'42''$ WEST ALONG THE NORTH LINE OF SAID LOT 11, 1318.84 FEET, TO THE NORTHWEST CORNER OF SAID LOT 11 OF SAID SECTION 33; THENCE SOUTH $01^{\circ}02'53''$ WEST, ALONG THE WEST LINE OF SAID LOT 11 AND GOVERNMENT LOT 14 OF SAID SECTION 33 AND ALONG THE WEST LINE OF SAID LANDS OF OFFICIAL RECORDS 161, PAGE 21, 1637.46 FEET, TO ITS INTERSECTION WITH THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 1260, PAGE 116 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTH $88^{\circ}55'18''$ WEST, ALONG SAID NORTHERLY LINE, 535.05 FEET, TO A POINT LYING ON THE EAST LINE OF SAID SECTION 78 OF THE MARTIN HERNANDEZ GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE SOUTH $05^{\circ}58'23''$ EAST, ALONG SAID EAST LINE, 1001.98 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 78; THENCE CONTINUE SOUTH $05^{\circ}58'23''$ EAST, ALONG THE EAST LINE OF SAID SECTION 53 OF THE MARTIN HERNANDEZ GRANT, TOWNSHIP 7 SOUTH, RANGE 29 EAST, 4937.28 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 53; THENCE SOUTH $85^{\circ}10'01''$ WEST, ALONG THE SOUTH LINE OF SAID SECTION 53, 2632.78 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH $06^{\circ}01'40''$ WEST, ALONG THE WEST LINE OF SAID SECTION 53, 5128.97 FEET, TO A POINT LYING ON THE SOUTH LINE OF SAID SECTION 32, TOWNSHIP 6 SOUTH, RANGE 29 EAST; THENCE SOUTH $89^{\circ}09'29''$ WEST, ALONG SAID SOUTH LINE, 3637.42 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH $89^{\circ}06'28''$ WEST, ALONG THE SOUTH LINE OF SAID SECTION 31 OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST, 2232.31 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 95; THENCE NORTH $38^{\circ}29'55''$ WEST, ALONG SAID EASTERLY

MASTER REVISED 3/14/01

Page 13 of 24

0R1568P60500

LIMITED ACCESS RIGHT-OF-WAY LINE, 186.52 FEET; THENCE NORTH $53^{\circ}29'55''$ WEST, CONTINUING ALONG SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 502.30 FEET; THENCE NORTH $38^{\circ}29'55''$ WEST, CONTINUING ALONG SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 4207.72 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 31; THENCE NORTH $01^{\circ}17'47''$ WEST DEPARTING SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE OF SECTION 31, 1494.22 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SECTION 42 OF THE G.W. PERPALL GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $86^{\circ}11'10''$ WEST, ALONG SAID SOUTH LINE OF SECTION 42, 1221.72 FEET TO ITS INTERSECTION WITH SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95; THENCE NORTH $38^{\circ}29'55''$ WEST, ALONG SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 3369.70 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11309.59 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}59'20''$, AN ARC DISTANCE OF 2169.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID CURVE HAVING CHORD BEARING AND DISTANCE OF NORTH $33^{\circ}00'15''$ WEST, 2165.77 FEET; THENCE NORTH $27^{\circ}30'35''$ WEST, CONTINUING ALONG SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 3696.91 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 23, SAID TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE NORTH $04^{\circ}34'27''$ EAST, DEPARTING SAID EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE OF SECTION 23, 2569.22 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 974, PAGE 1795 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH $85^{\circ}57'54''$ WEST ALONG THE NORTH LINES OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 974, PAGE 1795, OFFICIAL RECORDS 667, PAGE 1044 AND OFFICIAL RECORDS 1126, PAGE 1017, 1375.28 FEET TO A POINT LYING ON THE WEST LINE OF SAID SECTION 23; THENCE NORTH $20^{\circ}30'33''$ EAST, ALONG SAID WEST LINE, 120.81 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 23; THENCE NORTH $89^{\circ}19'05''$ EAST, ALONG SAID NORTH LINE OF SECTION 23 AND THE NORTH LINE OF SECTION 24, 3146.12 FEET TO ITS INTERSECTION WITH SAID EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 13, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE NORTH $00^{\circ}10'32''$ EAST, ALONG SAID EAST LINE, 5261.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT WELL SITES AS DESCRIBED IN OFFICIAL RECORDS 494, PAGES 647 THROUGH 649 AND 654 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WELL SITE NO. 1, BEING A PORTION OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

0R1568P60501

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°20'57" EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH 24°16'50" EAST, DEPARTING SAID NORTH LINE, 874.71 FEET; THENCE SOUTH 24°02'58" EAST, 147.39 FEET; THENCE SOUTH 24°05'12" EAST, 824.91 FEET; THENCE SOUTH 24°06'19" EAST, 147.64 FEET; THENCE SOUTH 24°04'58" EAST, 1352.55 FEET; THENCE SOUTH 24°10'44" EAST, 147.63 FEET; THENCE SOUTH 24°05'48" EAST, 1352.23 FEET; THENCE SOUTH 24°06'04" EAST, 147.67 FEET; THENCE SOUTH 24°05'51" EAST, 1358.65 FEET; THENCE SOUTH 23°18'07" EAST, 74.06 FEET; THENCE SOUTH 15°01'19" EAST, 74.06 FEET; THENCE SOUTH 14°18'22" EAST, 1358.36 FEET; THENCE SOUTH 14°16'26" EAST, 147.55 FEET; THENCE SOUTH 14°17'51" EAST, 1354.64 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 14°16'54" EAST, 77.71 FEET; THENCE SOUTH 48°45'31" EAST, 79.21 FEET; THENCE SOUTH 75°41'32" WEST, 186.92 FEET; THENCE NORTH 14°16'55" WEST, 143.09 FEET; THENCE NORTH 75°42'16" EAST, 142.02 FEET TO THE POINT OF BEGINNING.

WELL SITE NO. 2, BEING A PORTION OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°20'57" EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH 24°16'50" EAST, DEPARTING SAID NORTH LINE, 874.71 FEET; THENCE SOUTH 24°02'58" EAST, 147.39 FEET; THENCE SOUTH 24°05'12" EAST, 824.91 FEET; THENCE SOUTH 24°06'19" EAST, 147.64 FEET; THENCE SOUTH 24°04'58" EAST, 1352.55 FEET; THENCE SOUTH 24°10'44" EAST, 147.63 FEET; THENCE SOUTH 24°05'48" EAST, 1352.23 FEET; THENCE SOUTH 24°06'04" EAST, 147.67 FEET; THENCE SOUTH 24°05'51" EAST, 1358.65 FEET; THENCE SOUTH 23°18'07" EAST, 74.06 FEET; THENCE SOUTH 15°01'19" EAST, 74.06 FEET; THENCE SOUTH 14°18'22" EAST, 1358.36 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 14°16'26" EAST, 147.55 FEET; THENCE SOUTH 75°42'45" WEST, 147.55 FEET; THENCE NORTH 14°17'03" WEST, 147.57 FEET; THENCE NORTH 75°43'10" EAST, 147.57 FEET TO THE POINT OF BEGINNING.

0R1568PG0502

WELL SITE NO. 3, BEING A PORTION OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°20'57" EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH 24°16'50" EAST, DEPARTING SAID NORTH LINE, 874.71 FEET; THENCE SOUTH 24°02'58" EAST, 147.39 FEET; THENCE SOUTH 24°05'12" EAST, 824.91 FEET; THENCE SOUTH 24°06'19" EAST, 147.64 FEET; THENCE SOUTH 24°04'58" EAST, 1352.55 FEET; THENCE SOUTH 24°10'44" EAST, 147.63 FEET; THENCE SOUTH 24°05'48" EAST, 1352.23 FEET; THENCE SOUTH 24°06'04" EAST, 147.67 FEET; THENCE SOUTH 24°05'51" EAST, 1358.65 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 23°18'07" EAST, 74.06 FEET; THENCE SOUTH 15°01'19" EAST, 74.06 FEET; THENCE SOUTH 70°48'43" WEST, 144.47 FEET; THENCE NORTH 19°11'28" WEST, 147.68 FEET; THENCE NORTH 70°47'27" EAST, 144.54 FEET TO THE POINT OF BEGINNING.

WELL SITE NO. 4, BEING A PORTION OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°20'57" EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH 24°16'50" EAST, DEPARTING SAID NORTH LINE, 874.71 FEET; THENCE SOUTH 24°02'58" EAST, 147.39 FEET; THENCE SOUTH 24°05'12" EAST, 824.91 FEET; THENCE SOUTH 24°06'19" EAST, 147.64 FEET; THENCE SOUTH 24°04'58" EAST, 1352.55 FEET; THENCE SOUTH 24°10'44" EAST, 147.63 FEET; THENCE SOUTH 24°05'48" EAST, 1352.23 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 24°06'04" EAST, 147.67 FEET; THENCE SOUTH 65°52'22" WEST, 147.71 FEET; THENCE NORTH 24°05'57" WEST, 147.77 FEET; THENCE NORTH 65°54'41" EAST, 147.70 FEET TO THE POINT OF BEGINNING.

0R1568P60503

WELL SITE NO. 5, BEING A PORTION OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°20'57" EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH 24°16'50" EAST, DEPARTING SAID NORTH LINE, 874.71 FEET; THENCE SOUTH 24°02'58" EAST, 147.39 FEET; THENCE SOUTH 24°05'12" EAST, 824.91 FEET; THENCE SOUTH 24°06'19" EAST, 147.64 FEET; THENCE SOUTH 24°04'58" EAST, 1352.55 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 24°10'44" EAST, 147.63 FEET; THENCE SOUTH 65°53'19" WEST, 147.68 FEET; THENCE NORTH 24°04'49" WEST, 147.67 FEET; THENCE NORTH 65°54'18" EAST, 147.43 FEET TO THE POINT OF BEGINNING.

WELL SITE NO. 6, BEING A PORTION OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°20'57" EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH 24°16'50" EAST, DEPARTING SAID NORTH LINE, 874.71 FEET; THENCE SOUTH 24°02'58" EAST, 147.39 FEET; THENCE SOUTH 24°05'12" EAST, 824.91 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 24°06'19" EAST, 147.64 FEET; THENCE SOUTH 65°55'08" WEST, 147.69 FEET; THENCE NORTH 24°03'43" WEST, 147.63 FEET; THENCE NORTH 65°54'47" EAST, 147.57 FEET TO THE POINT OF BEGINNING.

WELL SITE NO. 7, BEING A PORTION OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74,

MASTER REVISED 2/16/01

Page 17 of 24

0R1568PG0504

WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $89^{\circ}20'57''$ EAST, ALONG SAID NORTH LINE OF SECTION 21, 380.81 FEET; THENCE SOUTH $24^{\circ}16'50''$ EAST, DEPARTING SAID NORTH LINE, 874.71 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH $24^{\circ}02'58''$ EAST, 147.39 FEET; THENCE SOUTH $65^{\circ}57'20''$ WEST, 147.63 FEET; THENCE NORTH $24^{\circ}04'23''$ WEST, 147.52 FEET; THENCE NORTH $66^{\circ}00'26''$ EAST, 147.70 FEET TO THE POINT OF BEGINNING.

WELL SITE NO. 8, BEING A PORTION OF THE E. B. GOULD GRANT, SECTION 74, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF THE E. B. GOULD GRANT, SECTION 74, WITH THE NORTH LINE OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $69^{\circ}23'06''$ EAST, ALONG SAID SOUTH LINE OF THE E. B. GOULD GRANT, 353.09 FEET; THENCE NORTH $24^{\circ}04'17''$ WEST, DEPARTING SAID SOUTH LINE, 357.45 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH $57^{\circ}41'01''$ WEST, 145.88 FEET; THENCE NORTH $32^{\circ}19'02''$ WEST, 147.59 FEET; THENCE NORTH $57^{\circ}41'17''$ EAST, 147.64 FEET; THENCE SOUTH $32^{\circ}19'24''$ EAST, 135.33 FEET; THENCE SOUTH $24^{\circ}04'30''$ EAST, 12.37 FEET TO THE POINT OF BEGINNING.

0R1568P60505

PARCEL "C"

A PORTION OF SECTIONS 33, AND 34, TOWNSHIP 5 SOUTH, RANGE 28 EAST, TOGETHER WITH ALL OF SECTION 4 AND A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 28 EAST, THENCE NORTH $88^{\circ}53'30''$ EAST, ALONG SAID NORTH LINE OF SAID SECTION 33, 3135.83 FEET, TO ITS INTERSECTION WITH THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95, A 300 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH $27^{\circ}29'18''$ EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 5823.20 FEET, TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 34; THENCE SOUTH $88^{\circ}57'08''$ WEST, ALONG SAID SOUTH LINE, 137.34 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 4, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH $0^{\circ}58'59''$ EAST, ALONG THE EAST LINE OF SAID SECTION 4, 5239.28 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE SOUTH $88^{\circ}23'33''$ WEST, ALONG THE SOUTH LINE OF SAID SECTION 4, 5297.65 FEET, TO ITS INTERSECTION WITH THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 417, PAGE 546, OF THE PUBLIC RECORDS OF SAID COUNTY; SAME BEING THE SOUTHEAST CORNER OF SAID SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE NORTH $4^{\circ}11'05''$ WEST, ALONG SAID WEST LINE, 5297.56 FEET, TO THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 28 EAST; THENCE NORTH $1^{\circ}01'40''$ WEST, ALONG THE WEST LINE OF SAID SECTION 33, 5212.16 FEET, TO THE NORTHWEST CORNER OF SECTION 33, AND THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS 1296, PAGE 1630, AND AN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS 1309, PAGE 1486, OF SAID ST. JOHNS COUNTY, FLORIDA.

0R1568PG0506

PARCEL "D"

A PORTION OF SECTIONS 23, 24, 25 AND 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 39, SAID TOWNSHIP AND RANGE, WITH THE SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95, A 300 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 27°30'35" EAST, ALONG SAID SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 3218.35 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 11609.60 FEET, THROUGH A CENTRAL ANGLE OF 06°44'12", AN ARC DISTANCE OF 1365.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1219, PAGE 1280 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF SECTION 41 OF THE G. W. PERPALL GRANT, SAID TOWNSHIP AND RANGE, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 30°52'41" EAST, 1364.22 FEET; THENCE SOUTH 71°18'09" WEST, DEPARTING SAID LIMITED ACCESS RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE OF SECTION 41, 986.91 FEET; THENCE NORTH 25°22'20" WEST, ALONG THE NORTHERLY LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 256, PAGE 273, OFFICIAL RECORDS 401, PAGE 422, AND OFFICIAL RECORDS 1120, PAGE 255, ALL BEING IN THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND CONTINUING ALONG SAID NORTHERLY LINE OF SECTION 41, 2188.21 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 1120, PAGE 255, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID SECTION 41; THENCE SOUTH 18°38'24" WEST, ALONG SAID WESTERLY LINE OF SECTION 41, 2403.91 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 468, PAGE 539 OF SAID PUBLIC RECORDS, SAID LINE ALSO BEING THE NORTH LINE OF GOVERNMENT LOT 6, OF SAID SECTION 26; THENCE SOUTH 89°44'13" WEST, ALONG SAID NORTH LINE, 527.19 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 417, PAGE 557 OF SAID PUBLIC RECORDS; THENCE NORTH 40°22'51" WEST, ALONG SAID NORTHEASTERLY LINE, 1128.04 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS 417, PAGE 557; THENCE SOUTH 62°45'36" WEST, ALONG SAID NORTHWESTERLY LINE, 475.24 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.16, A 200 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 47°54'08" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 1563.25 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SECTION 38 OF THE A. HUERTAS GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAID POINT ALSO LYING ON THE WESTERLY LINE OF SAID

MASTER REVISID 2/16/01

Page 20 of 24

OR1568P60507

SECTION 26; THENCE NORTH $19^{\circ}24'08''$ EAST, ALONG SAID LINE, 1032.79 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1484, PAGE 363 OF SAID PUBLIC RECORDS, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 26; THENCE NORTH $88^{\circ}23'57''$ EAST, ALONG SAID LINE, 677.88 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SECTION 39 OF THE E. ASTHON GRANT, SAID TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH $04^{\circ}31'15''$ WEST, ALONG SAID WEST LINE OF SECTION 39, 31.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 39; THENCE SOUTH $85^{\circ}26'09''$ EAST, ALONG THE SOUTH LINE OF SAID SECTION 39, 2110.17 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 39; THENCE NORTH $04^{\circ}34'27''$ EAST, ALONG THE EAST LINE OF SAID SECTION 39, 2167.93 FEET TO THE POINT OF BEGINNING.

MASTER REVISED 01/01/01

Page 21 of 24

PARCEL "E"

DR1568PG0508

A PORTION OF SECTION 36 AND SECTION 42 OF THE G.W PERPALL GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 42 WITH THE SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95, A 300 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 38°29'55" EAST, ALONG SAID SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 2654.80 FEET TO ITS INTERSECTION WITH THE EAST LINE OF GOVERNMENT LOT 2, OF SAID SECTION 36; THENCE SOUTH 00°59'44" EAST, ALONG SAID EAST LINE, 964.75 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 89°45'54" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, 1334.32 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 00°41'40" EAST, ALONG THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 243, PAGE 411 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, 483.75 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A 200 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 36°41'04" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 804.78 FEET TO THE NORTH LINE OF SAID LANDS DESCRIBED IN DEED BOOK 243, PAGE 411; THENCE NORTH 79°19'37" EAST, ALONG SAID NORTH LINE, 480.19 FEET TO THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 2; THENCE NORTH 00°41'40" WEST, ALONG SAID WEST LINE OF GOVERNMENT LOT 2, 1136.70 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 42; THENCE SOUTH 79°22'17" WEST, ALONG SAID SOUTH LINE, 871.32 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 42; THENCE NORTH 16°33'19" EAST, ALONG THE WEST LINE OF SAID SECTION 42, 1888.62 FEET TO THE POINT OF BEGINNING.

MASTER REVISED 3/14/01

Page 22 of 24

0R1568P60509

PARCEL "F"

A PORTION OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 29 EAST, AND A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

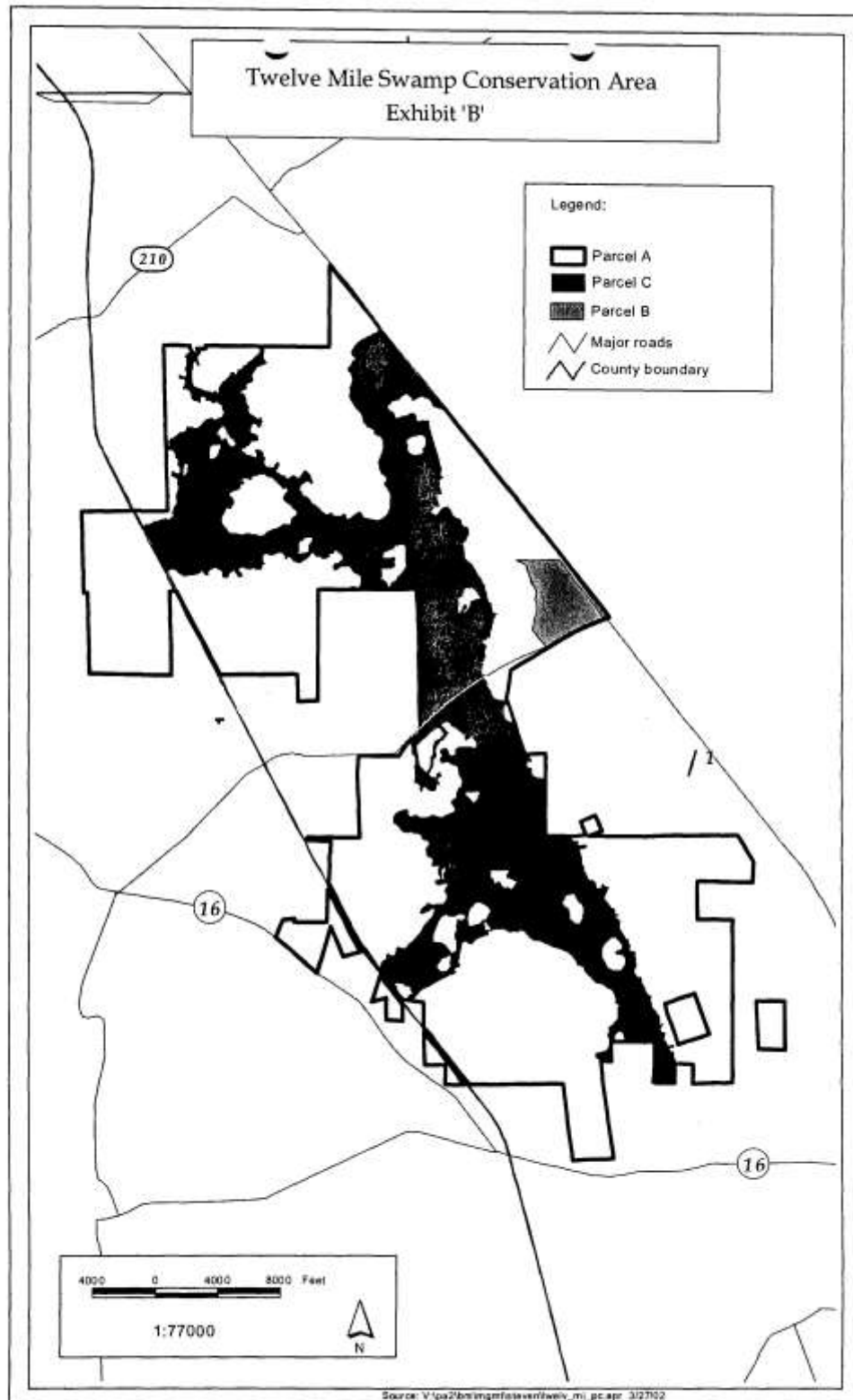
FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 31, TOWNSHIP 6 SOUTH, RANGE 29 EAST, WITH THE SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95, A 300 FOOT RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED; THENCE SOUTH 38°29'55" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 3741.44 FEET; THENCE SOUTH 23°29'55" EAST, CONTINUING ALONG SAID SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 353.15 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 31; THENCE SOUTH 89°06'28" WEST, DEPARTING SAID LIMITED ACCESS RIGHT-OF-WAY LINE, AND ALONG SAID SOUTH LINE OF SECTION 31, 1097.48 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 206, PAGE 589, SAID ST. JOHNS COUNTY; THENCE SOUTH 33°06'53" WEST, ALONG SAID SOUTHEASTERLY LINE, 99.64 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A 200 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 56°01'25" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 57.10 FEET TO A NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 206, PAGE 589; THENCE NORTH 37°01'53" EAST, ALONG JUST MENTIONED NORTHWESTERLY LINE, 166.61 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1073, PAGE 1879 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 01°01'04" WEST, ALONG SAID EASTERLY LINE, 1236.59 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS 1073, PAGE 1879 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°01'20" WEST, ALONG SAID NORTH LINE, 1311.00 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE NORTH 01°00'42" WEST, ALONG SAID WEST LINE OF SECTION 31, 1285.17 FEET; THENCE NORTH 01°17'47" WEST, CONTINUING ALONG SAID WEST LINE, 688.81 FEET TO THE POINT OF BEGINNING.

0R1568PG0510

PARCEL "G"

ALL OF GOVERNMENT LOTS 4 AND 5, SECTION 35, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4 AS DESCRIBED IN OFFICIAL RECORDS 417, PAGE 549 ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 88°33'16" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4, ALSO BEING THE NORTH LINE OF SAID SECTION 35, 1327.63 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1412, PAGE 638 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°37'34" EAST, ALONG SAID WEST LINE, AND ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 915, PAGE 812, OF SAID PUBLIC RECORDS, 2677.35 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 1302, PAGE 1269 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°00'48" WEST ALONG SAID NORTH LINE, 1356.52 FEET TO ITS INTERSECTION WITH SAID WEST LINE OF SAID SECTION 35; THENCE NORTH 01°00'26" WEST ALONG SAID WEST LINE, 2666.55 FEET TO THE POINT OF BEGINNING.



5/8/01

LIST OF ARC/DIVISION OF STATE LANDS
APPROVED INTERIM MANAGEMENT ACTIVITIES

The attached list describes activities that an agency may initiate on state-owned uplands without either review of the Acquisition and Restoration Council (ARC) or any further approval from the Division of State Lands. This list applies to agencies that have either executed a lease with the Board of Trustees, or have submitted an executed Interim Management Letter for new acquisitions. These activities are considered approved in concept by Chapter 253, Florida Statutes, and are accepted as necessary for routine custodial care and maintenance of a site between its acquisition and approval of its land management plan. In some cases, the applicable water management district, the Florida Natural Areas Inventory (FNAI), or the ARC representative from either the Department of State's Division of Historical Resources (DHR) or the Department of Environmental Protection (DEP), may review a proposed activity prior to its initiation. The agency requiring such additional review has been indicated following the activity. Where a specific water management district has requested review, that district has also been indicated. **(District review applies only when land subject to the interim management activities list is located within the jurisdiction of the requesting district.)** Each interim management activity has been designated as follows:

- A No review required.
- B DEP, WMD, DHR, or FNAI review required.

Any activity not specifically listed must be submitted to both the Division of State Lands and ARC for review.

1. **Posting.**

- A Posting areas that are deemed by the manager to be potentially hazardous to the public, and posting those areas where public use may result in damage to state-owned lands.

2. **Law enforcement and protection.**

- A Providing appropriate law enforcement and resource protection.

3. **Management plan development.**

- A Developing a property's land management plan.

4. **Bridge or culvert replacement and/or repair.**

- B Repair or replacement of any wooden trestle bridge or poured culvert, regardless of age, or any bridge built after 1945 (WMD).
- B Repair or replacement of any bridges or culverts (DOS/WMD).

5. **Road repairs.**

- A Repairing existing roadbeds, when such repairs are minor and necessary to assure safe and reasonable public use. **Upgrading roads (widening, paving, etc.) is not authorized by this list.**

6. **Establishing parking areas.**

- A Establishing temporary parking areas along existing accessways when a disturbed area is available and subsurface ground disturbance will not exceed 6 inches. Such parking should represent the minimum square footage necessary to provide public access.
- B Establishing temporary parking locations along existing accessways when a disturbed area is available and subsurface ground disturbance will exceed 6 inches (DOS). Such parking should represent the minimum square footage necessary to provide public access.

7. **Exotic or off-site species control.**

- A Controlling invasive, exotic, or off-site species using methods that do not require ground disturbance, such as prescribed burning, girdling, sale, or herbicide injection.
- (Note: removal of exotic pasture grasses represents an approved exception to the ground disturbance prohibition.)

8. **Prescribed burning.**

- A Implementing prescribed burning using existing firelines. Improvement of existing lines is limited to reworking with a re-work harrow.
- B Implementing prescribed burning using new firelines (DOS/DEP/WMD/FNAI).

9. **Fences and gates.**

- A Installing fences and gates or removing deteriorated or unneeded fences, gates or signs.

10. **Removal of structures.**

- B Removal of old, deteriorated, or unsafe structures (DOS).

11. **Replacing existing water control structures or devices.**

- B Removing or replacing existing water control structures, including culverts, wellheads, flashboard risers, etc., provided that the activity is properly permitted and clearly consistent with the project assessment or design documents prepared during the land acquisition process (WMD).

12. **Wildlife habitat enhancement.**

- A Enhancing wildlife habitat using methods that do not include alteration of native habitat. Such activities shall include installing nest structures or towers for raptors such as ospreys or eagles. Installation of food plots is not authorized.

13. **Trash.**

- A Removal of trash and debris.

14. **Personnel.**

- A Establishing personnel on site in existing facilities.

Activities requiring review by the Department of State (DOS) should be directed to:

Susan Harp, Historic Preservation Planner
Department of State
Division of Historical Resources
R.A. Gray Building, Room 423
Tallahassee, Florida 32399 (850) 487-2333

Activities requiring review by the Florida Natural Areas Inventory (FNAI) should be directed to:

Carolyn Kindell
Managed Areas Biologist
Florida Natural Areas Inventory
1018 Thomasville Road, Suite 200-C
Tallahassee, Florida 32302 (850) 224-8207

Activities requiring review by the Department of Environmental Protection (DEP) should be directed to:

Mark Glisson, Environmental Administrator
Department of Environmental Protection
Mail Station 100
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000 (850) 488-2725

Activities requiring review by a water management district should be sent to the senior land resources planner in that water management district.

Please provide copies of all correspondence to Mr. Glisson at the above address.

The authority granted herein in no way waives the authority or jurisdiction of any governmental entity. Implementation of upland activities may require permits or authorizations from other federal or state agencies with jurisdiction over those particular activities. Please forward a copy of all permits for our files upon issuance.