JULINGTON-DURBIN PRESERVE
LAND MANAGEMENT PLAN

DUVAL AND ST. JOHNS COUNTY, FLORIDA

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

IN COOPERATION WITH THE CITY OF JACKSONVILLE

APRIL 2021

FLORIDA DEPARTMENT OF
Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

April 12, 2021

Mr. Brent Bachelder
Bureau of Land Resources
St. Johns River Water Management District
P.O. Box 1429
Palatka, Florida 32178

RE: Julington-Durbin Preserve – Lease No. 4402

Dear Mr. Bachelder,

On April 9, 2021, the Acquisition and Restoration Council (ARC) recommended approval of the **Julington-Durbin Preserve** management plan. Therefore, Division of State Lands, Office of Environmental Services (OES), acting as agent for the Board of Trustees of the Internal Improvement Trust Fund, hereby approves the **Julington-Durbin Preserve** management plan. The next management plan update is due April 9, 2031.

Pursuant to s. 253.034(5)(a), F.S., each management plan is required to "describe both short-term and long-term management goals and include measurable objectives to achieve those goals. Short-term goals shall be achievable within a 2-year planning period, and long-term goals shall be achievable within a 10-year planning period." Upon completion of short-term goals, please submit a signed letter identifying categories, goals, and results with attached methodology to the Division of State Lands, Office of Environmental Services.

Pursuant to s. 259.032(8)(g), F.S., by July 1 of each year, each governmental agency and each private entity designated to manage lands shall report to the Secretary of Environmental Protection, via the Division of State Lands, on the progress of funding, staffing, and resource management of every project for which the agency or entity is responsible.

Pursuant to s. 259.032, F.S., and Chapter 18-2.021, F.A.C., management plans for areas less than 160 acres may be handled in accordance with the negative response process. This process requires small management plans and management plan amendments be submitted to the Division of State Lands for review, and the Acquisition and Restoration Council (ARC) for public notification. The Division of State Lands will approve these plans or plan amendments submitted for review through delegated authority unless three or more ARC members request the division place the item on a future council meeting

agenda for review. To create better efficiency, improve customer service, and assist members of the ARC, the Division of State Lands will notice negative response items on Thursdays except for weeks that have State or Federal holidays that fall on Thursday or Friday. The Division of State Lands will contact you on the appropriate Friday to inform you if the item is approved via delegated authority or if it will be placed on a future ARC agenda by request of the ARC members.

Pursuant to s. 259.036(2), F.S., management areas that exceed 1,000 acres in size, shall be scheduled for a land management review at least every 5 years.

Conditional approval of this land management plan does not waive the authority or jurisdiction of any governmental entity that may have an interest in this project. Implementation of any upland activities proposed by this management plan may require a permit or other authorization from federal and state agencies having regulatory jurisdiction over those particular activities. Pursuant to the conditions of your lease, please forward copies of all permits to this office upon issuance.

Sincerely,

Deborah Burr Digitally signed by Deborah Burr Date: 2021.04.15 11:43:01 -04'00'

Deborah Burr
Office of Environmental Services
Division of State Lands


ST. JOHNS RIVER
SJR
WATER MANAGEMENT DISTRICT


FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION


CITY OF JACKSONVILLE, FLORIDA

LAND MANAGEMENT PLAN EXECUTIVE SUMMARY

LEAD AGENCY: St. Johns River Water Management District (District)
COMMON NAME OF PROPERTY: Julington-Durbin Preserve (Preserve)
LOCATION: Southern Duval and northern St. Johns counties
ACREAGE TOTAL: 2,042 acres
ACREAGE BREAKDOWN:

Natural Community	Acres	Natural Community	Acres
Floodplain swamp	796	Mesic flatwoods	324
Floodplain marsh	142	Wet flatwoods	234
Basin swamp	19	Blackwater stream	3
Depression marsh	8	Canal/ditch	4
Sandhill	506	Utility corridor	6

LEASE/MANAGEMENT AGREEMENT NO.: Board of Trustees Lease #4402

USE: Single:
Multiple: X:

Management Responsibilities:

Agency	Responsibilities
District	Lead Manager
DEP/Trustees	Co-owner
City of Jacksonville (City)	Co-manager/recreation management

DESIGNATED LAND USE: Conservation
SUBLEASES: Cooperative management agreement between District and City
ENCUMBRANCES: two utility easements, a drainage easement, and Trustees reservations
TYPES OF ACQUISITION: Preservation 2000, City of Jacksonville funds, and Mitigation Donation
UNIQUE FEATURES: The Preserve is a noteworthy peninsula with over nine miles of Julington and Durbin creek frontage. Uplands of the Preserve are dominated by sandhill habitat.
CULTURAL AND HISTORICAL RESOURCES: Twenty three documented cultural sites
MANAGEMENT NEEDS: Habitat restoration and enhancement, exotic and invasive species management, public access and recreation management
ACQUISITION NEEDS/ACREAGE: None
SURPLUS LANDS/ACREAGE: A 10-acre parcel was identified for possible surplus or exchange.
PUBLIC INVOLVEMENT: Management Advisory Group meeting and Public Hearing

DO NOT WRITE BELOW THIS LINE (FOR DIVISION OF STATE LANDS USE ONLY)

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ARC Approval Date: _____ BTIITF Approval Date: _____
Comments:

_____
_____
_____
_____

Land Management Plan Compliance Checklist

Section A: Acquisition Information Items

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
1.	The common name of the property.	18-2.018 and 18-2.021	iv
2.	The land acquisition program, if any, under which the property was acquired.	18-2.018 and 18-2.021	iv
3.	Degree of title interest held by the Board, including reservations and encumbrances such as leases.	18-2.021	2-3
4.	The legal description and acreage of the property.	18-2.018 and 18-2.021	iv, App. A
5.	A map showing the approximate location and boundaries of the property, and the location of any structures or improvements to the property.	18-2.018 and 18-2.021	4, 31
6.	An assessment as to whether the property, or any portion, should be declared surplus. Provide Information regarding assessment and analysis in the plan, and provide corresponding map.	18-2.021	24
7.	Identification of other parcels of land within or immediately adjacent to the property that should be purchased because they are essential to management of the property. *Please clearly indicate parcels on a map.*	18-2.021	33
8.	Identification of adjacent land uses that conflict with the planned use of the property, if any.	18-2.021	2
9.	A statement of the purpose for which the lands were acquired, the projected use or uses as defined in 253.034 and the statutory authority for such use or uses.	259.032(10)	24
10.	Proximity of property to other significant State, local or federal land or water resources.	18-2.021	2

Section B: Use Items

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
11.	The designated single use or multiple use management for the property, including use by other managing entities.	18-2.018 and 18-2.021	24
12.	A description of past and existing uses, including any unauthorized uses of the property.	18-2.018 and 18-2.021	23
13.	A description of alternative or multiple uses of the property considered by the lessee and a statement detailing why such uses were not adopted.	18-2.018	24
14.	A description of the management responsibilities of each entity involved in the property's management and how such responsibilities will be coordinated.	18-2.018	34
15.	Include a provision that requires that the managing agency consult with the Division of Historical Resources, Department of State before taking actions that may adversely affect archeological or historical resources.	18-2.021	33
16.	Analysis/description of other managing agencies and private land managers, if any, which could facilitate the restoration or management of the land.	18-2.021	39
17.	A determination of the public uses and public access that would be consistent with the purposes for which the lands were acquired.	259.032(10)	24
18.	A finding regarding whether each planned use complies with the 1981 State Lands Management Plan, particularly whether such uses represent "balanced public utilization," specific agency statutory authority and any other legislative or executive directives that constrain the use of such property.	18-2.021	24
19.	Letter of compliance from the local government stating that the LMP is in compliance with the Local Government Comprehensive Plan.	BOT requirement	App. I

20.	An assessment of the impact of planned uses on the renewable and non-renewable resources of the property, including soil and water resources, and a detailed description of the specific actions that will be taken to protect, enhance and conserve these resources and to compensate/mitigate damage caused by such uses, including a description of how the manager plans to control and prevent soil erosion and soil or water contamination.	18-2.018 and 18-2.021	34
21.	*For managed areas larger than 1,000 acres, an analysis of the multiple-use potential of the property which shall include the potential of the property to generate revenues to enhance the management of the property provided that no lease, easement, or license for such revenue-generating use shall be entered into if the granting of such lease, easement or license would adversely affect the tax exemption of the interest on any revenue bonds issued to fund the acquisition of the affected lands from gross income for federal income tax purposes, pursuant to Internal Revenue Service regulations.	18-2.021 and 253.036	24
22.	If the lead managing agency determines that timber resource management is not in conflict with the primary management objectives of the managed area, a component or section, prepared by a qualified professional forester, that assesses the feasibility of managing timber resources pursuant to section 253.036, F.S.	18-021	16
23.	A statement regarding incompatible use in reference to Ch. 253.034(10).	253.034(10)	-

*The following taken from 253.034(10) is not a land management plan requirement; however, it should be considered when developing a land management plan: The following additional uses of conservation lands acquired pursuant to the Florida Forever program and other state-funded conservation land purchase programs shall be authorized, upon a finding by the Board of Trustees, if they meet the criteria specified in paragraphs (a)-(e): water resource development projects, water supply development projects, storm-water management projects, linear facilities and sustainable agriculture and forestry. Such additional uses are authorized where: (a) Not inconsistent with the management plan for such lands; (b) Compatible with the natural ecosystem and resource values of such lands; (c) The proposed use is appropriately located on such lands and where due consideration is given to the use of other available lands; (d) The using entity reasonably compensates the titleholder for such use based upon an appropriate measure of value; and (e) The use is consistent with the public interest.

Section C: Public Involvement Items

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
24.	A statement concerning the extent of public involvement and local government participation in the development of the plan, if any.	18-2.021	2, App. I
25.	The management prospectus required pursuant to paragraph (9)(d) shall be available to the public for a period of 30 days prior to the public hearing.	259.032(10)	App. J
26.	LMPs and LMP updates for parcels over 160 acres shall be developed with input from an advisory group who must conduct at least one public hearing within the county in which the parcel or project is located. *Include the advisory group members and their affiliations, as well as the date and location of the advisory group meeting.*	259.032(10)	App. C
27.	Summary of comments and concerns expressed by the advisory group for parcels over 160 acres	18-2.021	Add. C
28.	During plan development, at least one public hearing shall be held in each affected county. Notice of such public hearing shall be posted on the parcel or project designated for management, advertised in a paper of general circulation, and announced at a scheduled meeting of the local governing body before the actual public hearing. *Include a copy of each County's advertisements and announcements (meeting minutes will suffice to indicate an announcement) in the management plan.*	253.034(5) and 259.032(10)	Add. J
29.	The manager shall consider the findings and recommendations of the land management review team in finalizing the required 10-year update of its management plan. *Include manager's replies to the team's findings and recommendations.*	259.036	25
30.	Summary of comments and concerns expressed by the management review team, if required by Section 259.036, F.S.	18-2.021	25
31.	If manager is not in agreement with the management review team's findings and recommendations in finalizing the required 10-year update of its management plan, the managing agency should explain why they disagree with the findings or recommendations.	259.036	25

Section D: Natural Resources

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
32.	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding soil types. *Use brief descriptions and include USDA maps when available.*	18-2.021	8, App. D
33.	Insert FNAI based natural community maps when available.	ARC consensus	14
34.	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding outstanding native landscapes containing relatively unaltered flora, fauna and geological conditions.	18-2.021	18
35.	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding unique natural features and/or resources including but not limited to virgin timber stands, scenic vistas, natural rivers and streams, coral reefs, natural springs, caverns and large sinkholes.	18-2.018 and 18-2.021	23
36.	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding beaches and dunes.	18-2.021	23
37.	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding mineral resources, such as oil, gas and phosphate, etc.	18-2.018 and 18-2.021	3
38.	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding fish and wildlife, both game and non-game, and their habitat.	18-2.018 and 18-2.021	15, App. E
39.	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding State and Federally listed endangered or threatened species and their habitat.	18-2.021	15-16, App. F.
40.	The identification or resources on the property that are listed in the Natural Areas Inventory. *Include letter from FNAI or consultant where appropriate.*	18-2.021	15, App. E
41.	Specific description of how the managing agency plans to identify, locate, protect and preserve or otherwise use fragile, nonrenewable natural and cultural resources.	259.032(10)	25-34
42.	**Habitat Restoration and Improvement**		
42-A.	Describe management needs, problems and a desired outcome and the key management activities necessary to achieve the enhancement, protection and preservation of restored habitats and enhance the natural, historical and archeological resources and their values for which the lands were acquired.	259.032(10) and 253.034(5)	25
42-B.	Provide a detailed description of both short (2-year planning period) and long-term (10-year planning period) management goals, and a priority schedule based on the purposes for which the lands were acquired and include a timeline for completion.	259.032(10) and 253.034(5)	37
42-C.	The associated measurable objectives to achieve the goals.	259.032(10) and 253.034(5)	37
42-D.	The related activities that are to be performed to meet the land management objectives and their associated measures. *Include fire management plans - they can be in plan body or an appendix.*	259.032(10) and 253.034(5)	37, App. H
42-E.	A detailed expense and manpower budget in order to provide a management tool that facilitates development of performance measures, including recommendations for cost-effective methods of accomplishing those activities.	259.032(10) and 253.034(5)	42
43.	***Quantitative data description of the land regarding an inventory of forest and other natural resources and associated acreage. *See footnote.*	253.034(5)	16
44.	**Sustainable Forest Management, including implementation of prescribed fire management**		
44-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	18-2.021, 253.034(5) and 259.032(10)	16
44-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).	18-2.021, 253.034(5) and 259.032(10)	37
44-C.	Measurable objectives (see requirement for #42-C).	18-2.021, 253.034(5) and 259.032(10)	37
44-D.	Related activities (see requirement for #42-D).	18-2.021, 253.034(5) and 259.032(10)	37, App. H

44-E.	Budgets (see requirement for #42-E).	18-2.021, 253.034(5) and 259.032(10)	42
45.	**Imperiled species, habitat maintenance, enhancement, restoration or population restoration**		
45-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	259.032(10) and 253.034(5)	29
45-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).	259.032(10) and 253.034(5)	37
45-C.	Measurable objectives (see requirement for #42-C).	259.032(10) and 253.034(5)	37
45-D.	Related activities (see requirement for #42-D).	259.032(10) and 253.034(5)	37
45-E.	Budgets (see requirement for #42-E).	259.032(10) and 253.034(5)	42
46.	***Quantitative data description of the land regarding an inventory of exotic and invasive plants and associated acreage. *See footnote.*	253.034(5)	29, Appendix E
47.	Place the Arthropod Control Plan in an appendix. If one does not exist, provide a statement as to what arrangement exists between the local mosquito control district and the management unit.	BOT requirement via lease language	34
48.	**Exotic and invasive species maintenance and control**		
48-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	259.032(10) and 253.034(5)	29
48-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).	259.032(10) and 253.034(5)	37
48-C.	Measurable objectives (see requirement for #42-C).	259.032(10) and 253.034(5)	37
48-D.	Related activities (see requirement for #42-D).	259.032(10) and 253.034(5)	37
48-E.	Budgets (see requirement for #42-E).	259.032(10) and 253.034(5)	42

Section E: Water Resources

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
49.	A statement as to whether the property is within and/or adjacent to an aquatic preserve or a designated area of critical state concern or an area under study for such designation. *If yes, provide a list of the appropriate managing agencies that have been notified of the proposed plan.*	18-2.018 and 18-2.021	2
50.	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding water resources, including water classification for each water body and the identification of any such water body that is designated as an Outstanding Florida Water under Rule 62-302.700, F.A.C.	18-2.021	18
51.	Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding swamps, marshes and other wetlands.	18-2.021	9-14
52.	***Quantitative description of the land regarding an inventory of hydrological features and associated acreage. *See footnote.*	253.034(5)	18
53.	**Hydrological Preservation and Restoration**		
53-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	259.032(10) and 253.034(5)	32
53-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).	259.032(10) and 253.034(5)	37
53-C.	Measurable objectives (see requirement for #42-C).	259.032(10) and 253.034(5)	37
53-D.	Related activities (see requirement for #42-D).	259.032(10) and 253.034(5)	37
53-E.	Budgets (see requirement for #42-E).	259.032(10) and 253.034(5)	42

Section F: Historical, Archeological and Cultural Resources

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
54.	**Location and description of known and reasonably identifiable renewable and non-renewable resources of the property regarding archeological and historical resources. *Include maps of all cultural resources except Native American sites, unless such sites are major points of interest that are open to public visitation.*	18-2.018, 18-2.021 and per DHR's request	33, App. K
55.	***Quantitative data description of the land regarding an inventory of significant land, cultural or historical features and associated acreage.	253.034(5)	33, App. K
56.	A description of actions the agency plans to take to locate and identify unknown resources such as surveys of unknown archeological and historical resources.	18-2.021	37
57.	**Cultural and Historical Resources**		
57-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	259.032(10) and 253.034(5)	38
57-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).	259.032(10) and 253.034(5)	38
57-C.	Measurable objectives (see requirement for #42-C).	259.032(10) and 253.034(5)	38
57-D.	Related activities (see requirement for #42-D).	259.032(10) and 253.034(5)	38
57-E.	Budgets (see requirement for #42-E).	259.032(10) and 253.034(5)	42

**While maps of Native American sites should not be included in the body of the management plan, the DSL urges each managing agency to provide such information to the Division of Historical Resources for inclusion in their proprietary database. This information should be available for access to new managers to assist them in developing, implementing and coordinating their management activities.

Section G: Facilities (Infrastructure, Access, Recreation)

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
58.	***Quantitative data description of the land regarding an inventory of infrastructure and associated acreage. *See footnote.*	253.034(5)	33
59.	**Capital Facilities and Infrastructure**		
59-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	259.032(10) and 253.034(5)	37
59-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).	259.032(10) and 253.034(5)	37
59-C.	Measurable objectives (see requirement for #42-C).	259.032(10) and 253.034(5)	37
59-D.	Related activities (see requirement for #42-D).	259.032(10) and 253.034(5)	37
59-E.	Budgets (see requirement for #42-E).	259.032(10) and 253.034(5)	42
60.	*** Quantitative data description of the land regarding an inventory of recreational facilities and associated acreage.	253.034(5)	32
61.	**Public Access and Recreational Opportunities**		
61-A.	Management needs, problems and a desired outcome (see requirement for # 42-A).	259.032(10) and 253.034(5)	37
61-B.	Detailed description of both short and long-term management goals (see requirement for # 42-B).	259.032(10) and 253.034(5)	37
61-C.	Measurable objectives (see requirement for #42-C).	259.032(10) and 253.034(5)	37
61-D.	Related activities (see requirement for #42-D).	259.032(10) and 253.034(5)	37
61-E.	Budgets (see requirement for #42-E).	259.032(10) and 253.034(5)	42

Section H: Other/ Managing Agency Tools

Item #	Requirement	Statute/Rule	Page Numbers and/or Appendix
62.	Place this LMP Compliance Checklist at the front of the plan.	ARC and managing agency consensus	v-x
63.	Place the Executive Summary at the front of the LMP. Include a physical description of the land.	ARC and 253.034(5)	Iv
64.	If this LMP is a 10-year update, note the accomplishments since the drafting of the last LMP set forth in an organized (categories or bullets) format.	ARC consensus	39-41
65.	Key management activities necessary to achieve the desired outcomes regarding other appropriate resource management.	259.032(10)	25-34
66.	Summary budget for the scheduled land management activities of the LMP including any potential fees anticipated from public or private entities for projects to offset adverse impacts to imperiled species or such habitat, which fees shall be used to restore, manage, enhance, repopulate, or acquire imperiled species habitat for lands that have or are anticipated to have imperiled species or such habitat onsite. The summary budget shall be prepared in such a manner that it facilitates computing an aggregate of land management costs for all state-managed lands using the categories described in s. 259.037(3) which are resource management, administration, support, capital improvements, recreation visitor services, law enforcement activities.	253.034(5)	42
67.	Cost estimate for conducting other management activities which would enhance the natural resource value or public recreation value for which the lands were acquired, include recommendations for cost-effective methods in accomplishing those activities.	259.032(10)	42
68.	A statement of gross income generated, net income and expenses.	18-2.018	43

*** = The referenced inventories shall be of such detail that objective measures and benchmarks can be established for each tract of land and monitored during the lifetime of the plan. All quantitative data collected shall be aggregated, standardized, collected, and presented in an electronic format to allow for uniform management reporting and analysis. The information collected by the DEP pursuant to s. 253.0325(2) shall be available to the land manager and his or her assignee.

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Appendices

1. Introduction and General Information

The Julington-Durbin Preserve (Preserve) is located on a peninsula formed at the confluence of Julington and Durbin creeks and has approximately nine miles of shoreline along the two creeks (Figure 1). The peninsula is a long sandy ridge that grades into floodplain swamp and marsh along the creeks' shores. The uplands are dominated by sandhill along the crest of the peninsula grading to mesic flatwoods along the flanks of the ridge. This natural area provides important habitat for a diverse assemblage of plants and animals. Recreational opportunities include hiking, picnicking, paddling, fishing, bicycling, horseback riding, and wildlife viewing.

The Preserve is managed cooperatively by the St. Johns River Water Management District (District) and the City of Jacksonville (City) for the conservation and protection of natural and cultural resources and nature-based public outdoor recreation. A wide range of resource management actions are conducted on the Preserve each year including prescribed burning, habitat restoration and enhancement, exotic invasive species maintenance and control, recreation management, and cultural resources monitoring and protection.

This document provides guidelines for land management activities to be implemented at the Preserve over the next ten years. This is a revision of the land management plan approved in 2006 by the Acquisition and Restoration Council and the District Governing Board.

1.1 Location

The Preserve lies within portions of Sections 23, 24, 25, 26, 27, 28 of Township 4 South, Range 27 East and portions of Sections 30 and 31 of Township 4 South, Range 28 East. The Preserve is within the Lower St. Johns River Basin and lies almost entirely within Duval County (Figure 2). The southern tip (approximately 30.5 acres) of the property is within St. Johns County. The property is approximately 15 miles south of downtown Jacksonville and 1.5 miles west of the town of Bayard along Old St. Augustine Road. Julington and Durbin Creeks border most of the parcel but the eastern boundary is bounded primarily by Bartram Park Boulevard. Access to the property is from Bartram Park Boulevard just south of Old St. Augustine Road.

1.2 Acquisition

The 2,042-acre Preserve is comprised of three acquisitions (Figure 3):

Julington-Durbin Creek: In April 2001, the District (25%), the Board of Trustees of the Internal Improvement Trust Fund (Trustees) (50%), and the City (25%) jointly purchased this 2,015-acre parcel. In 2017, the Trustees exchanged land and received 5 acres and lost 1.5 acres.

Julington Mitigation – Jameson Office Park: This 24-acre inholding was acquired via mitigation donation in December 2004 and is owned full fee by the District.

Julington-Durbin Creek Exchange: In February 2017, the Trustees and District exchanged parcels with an adjacent landowner. The Trustees/ the District obtained 5 acres in exchange for 1.5 acres. This exchange was done to better align a new road intersection and provide better access to a recently built canoe/kayak access launch on Durbin Creek. The 1.5 acres of this exchange was a part of the original Julington-Durbin Creek acquisition in April 2001.

1.3 Title Interest and Encumbrances

Title interest in the Julington-Durbin Creek tract is Trustees (75%) and the District (25%). Encumbrances include a power transmission line, a public water supply line and a telephone line easement. Encumbrances include two utility easements, a drainage easement, and two reservations by the Trustees.

The Julington Mitigation tract is owned full fee by the District. It is encumbered by a District Environmental Resource Permit (#4-031-84789-2).

1.4 Proximity to Other Public Lands

There are more than 120 publicly owned lands (>245,000 acres) located within 25 miles of the Preserve. These include federal, state, and local government-owned lands as well as some privately-owned lands with conservation easements to governmental entities. The largest of these include the Timucuan Ecological and Historic Preserve, Camp Blanding Military Reservation, Jennings State Forest, and Twelve Mile Swamp Conservation Area. The Preserve is not located within an Aquatic Preserve or an Area of Critical State Concern (Chapter 380.05, FS).

1.5 Adjacent Land Uses

The entire conservation area is surrounded by residential and commercial land uses of varying densities. There are no land uses that conflict with the planned use of the property. The entire southern boundary and approximately half of the northern boundary of the Preserve are floodplain swamps associated with Julington and Durbin creeks. These swamps help buffer the the Preserve from urban land uses.

1.6 Public Involvement

This plan was prepared with input from the Julington-Durbin Preserve Management Advisory Group. This meeting was conducted on October 28, 2020. A summary of this meeting is in Appendix C.

A noticed virtual public hearing was held on December 16, 2020 (Appendix J). The objective of the public hearing was to receive public input regarding the draft management plan.

The Acquisition and Restoration Council (ARC) public hearing and meeting provide an additional forum for public input and review.

The District's Governing Board will also be approving this management plan. This will be the third forum for the public to provide input to the plan.

2. Natural and Cultural Resources

2.1 Physiography

a. Physiography/Mineral Resources

The Julington Durbin Preserve is within the Barrier Island Sequence District regional geomorphological unit that extends from Georgia to Lake Okeechobee in eastern Florida. Beach ridges, dunes and paleo-lagoons are characteristic of this unit. It can be subdivided into terrains and the site is within the Lower St. Johns River Valley terrain.

There are no known outstanding mineral resources on this property.

b. Topography

The highest elevations occur in the sandhill, located in the eastern portion of the property adjacent to the development. The peninsula has a low ridge down the middle with decreasing elevation along its flanks. Elevations on the Preserve range from sea level to approximately 30 ft.(NAVD88). See Figure 4 for a digital elevation model map.

c. Soils

The U.S. Department of Agriculture, Natural Resources Conservation Service recognizes 15 different soil series within the Preserve. The soils have received relatively little disturbance in recent history, based on historical imagery. Consequently, many of the soils at the Preserve still support the appropriate natural vegetation. A soils map is contained in Figure 5.

Kenshaw, Ortega, Hurricane and Pottsburg fine sands are associated with the sandhill, flatwoods and upland mixed forest areas. Maurepas muck is the predominant soil type for the floodplain swamp areas. Pamlico muck is the predominant soil type for the floodplain marsh area.

Appendix D contains soil descriptions from the Duval County Soil Survey.

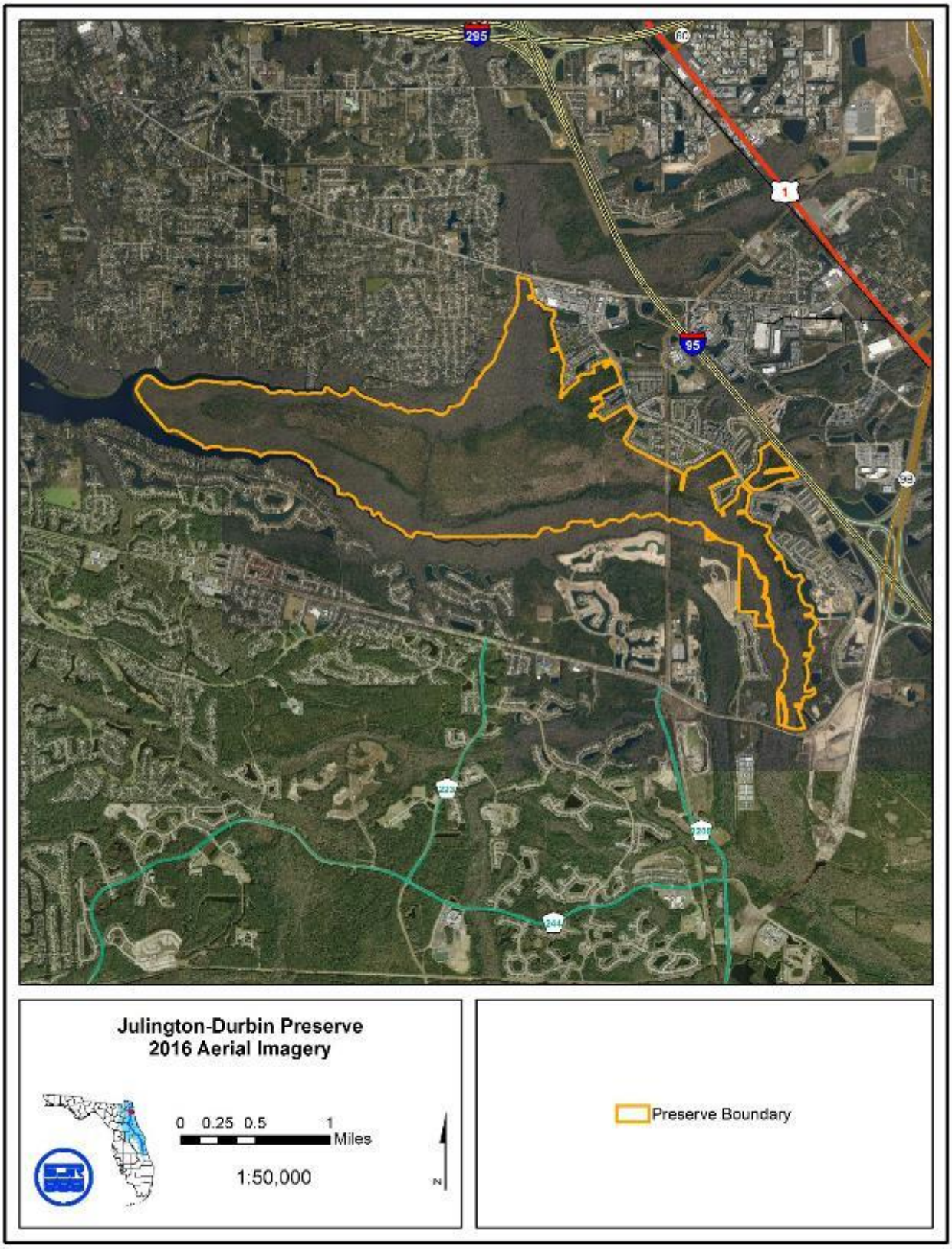

Figure 1 – Julington-Durbin Aerial Map – 2016 Imagery

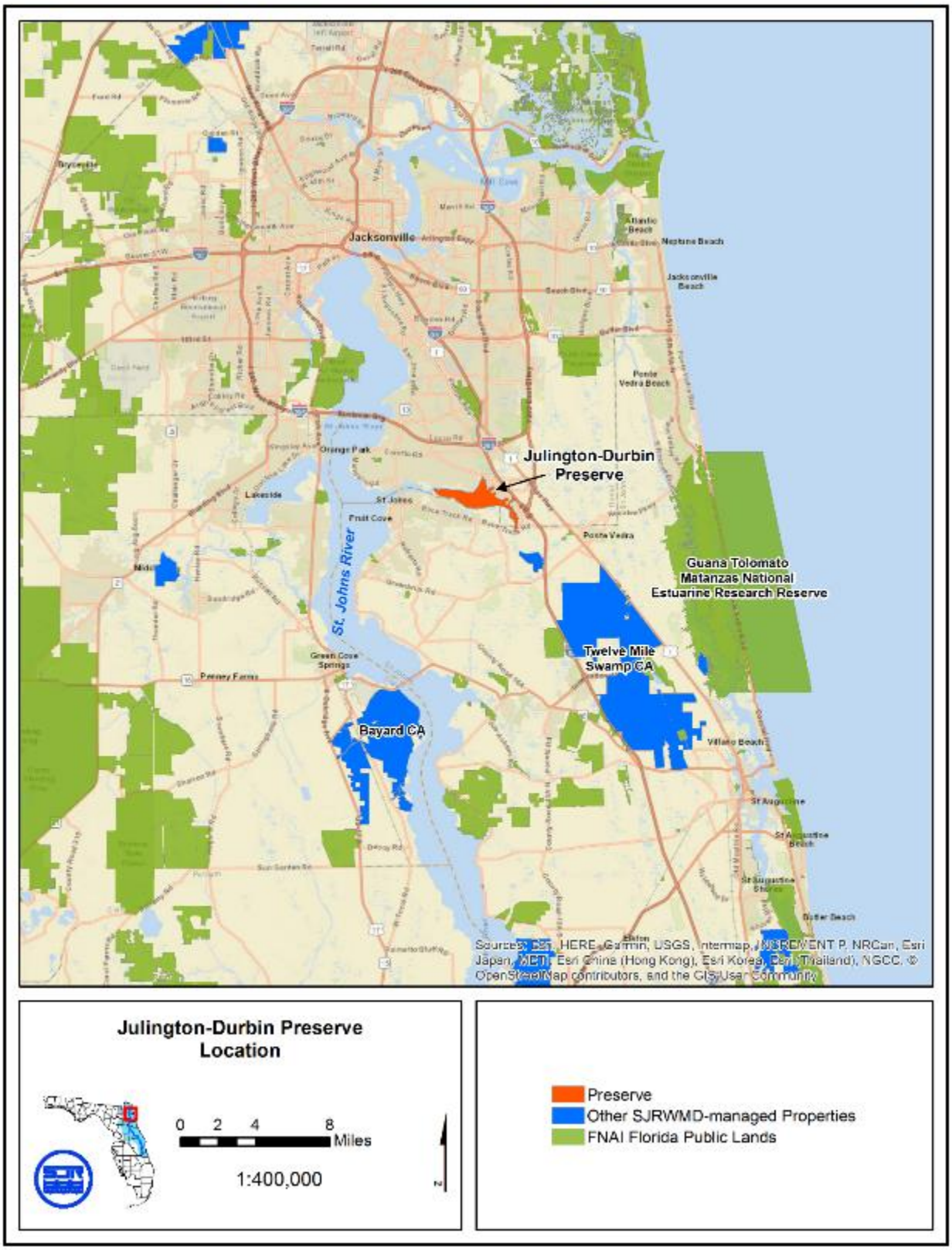

Figure 2 – Location Map

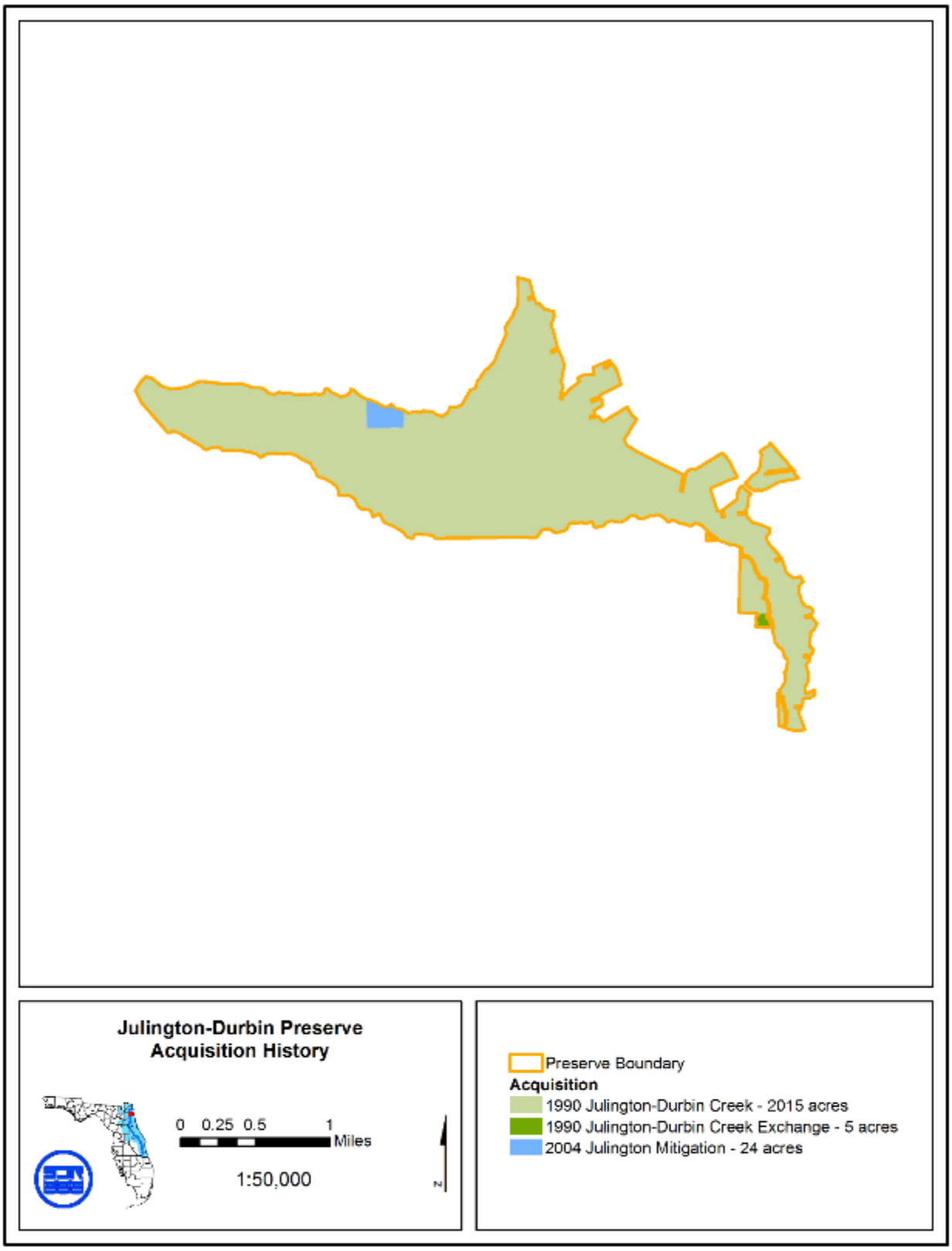

Figure 3 – Acquisition Map

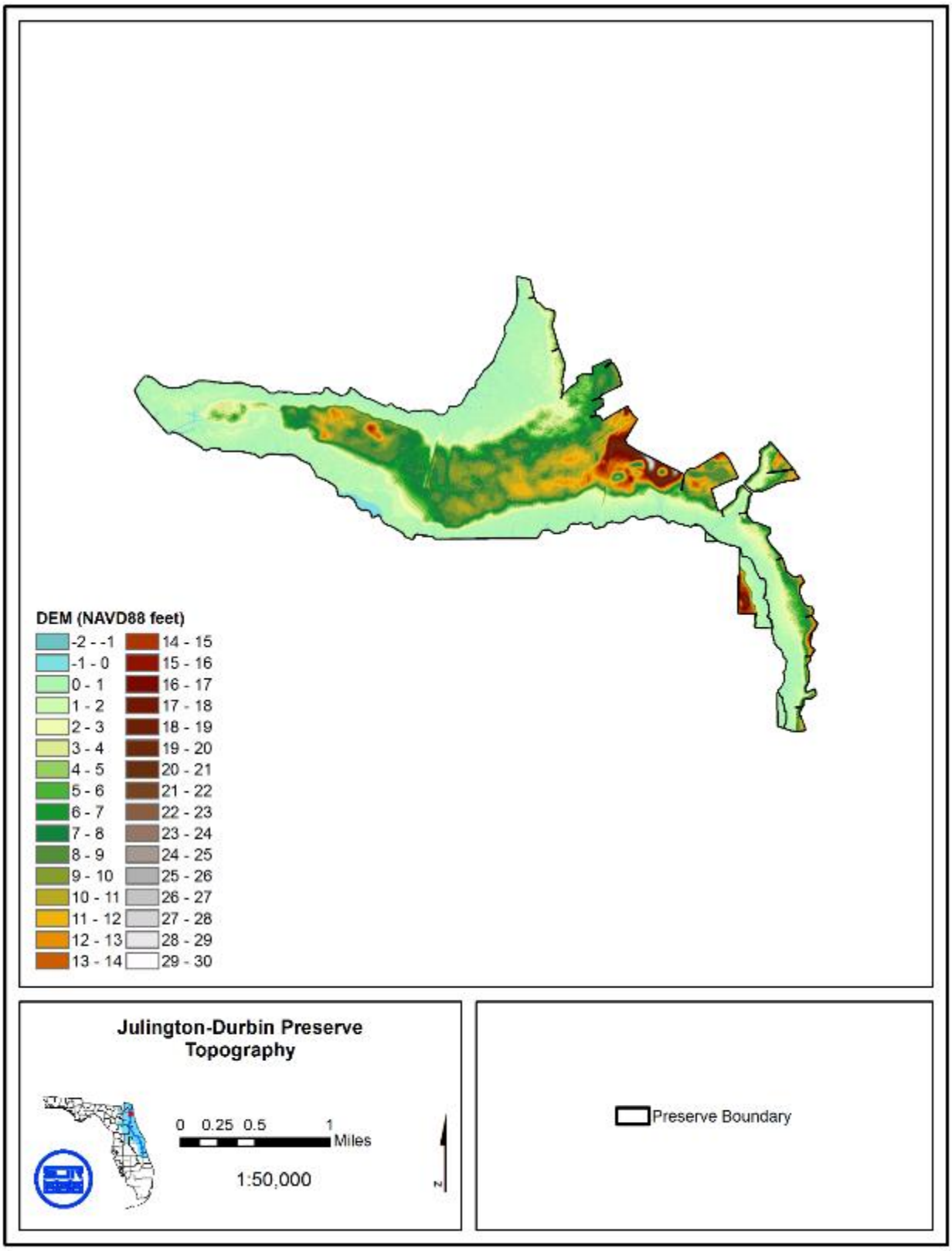

Figure 4 – Topography Map

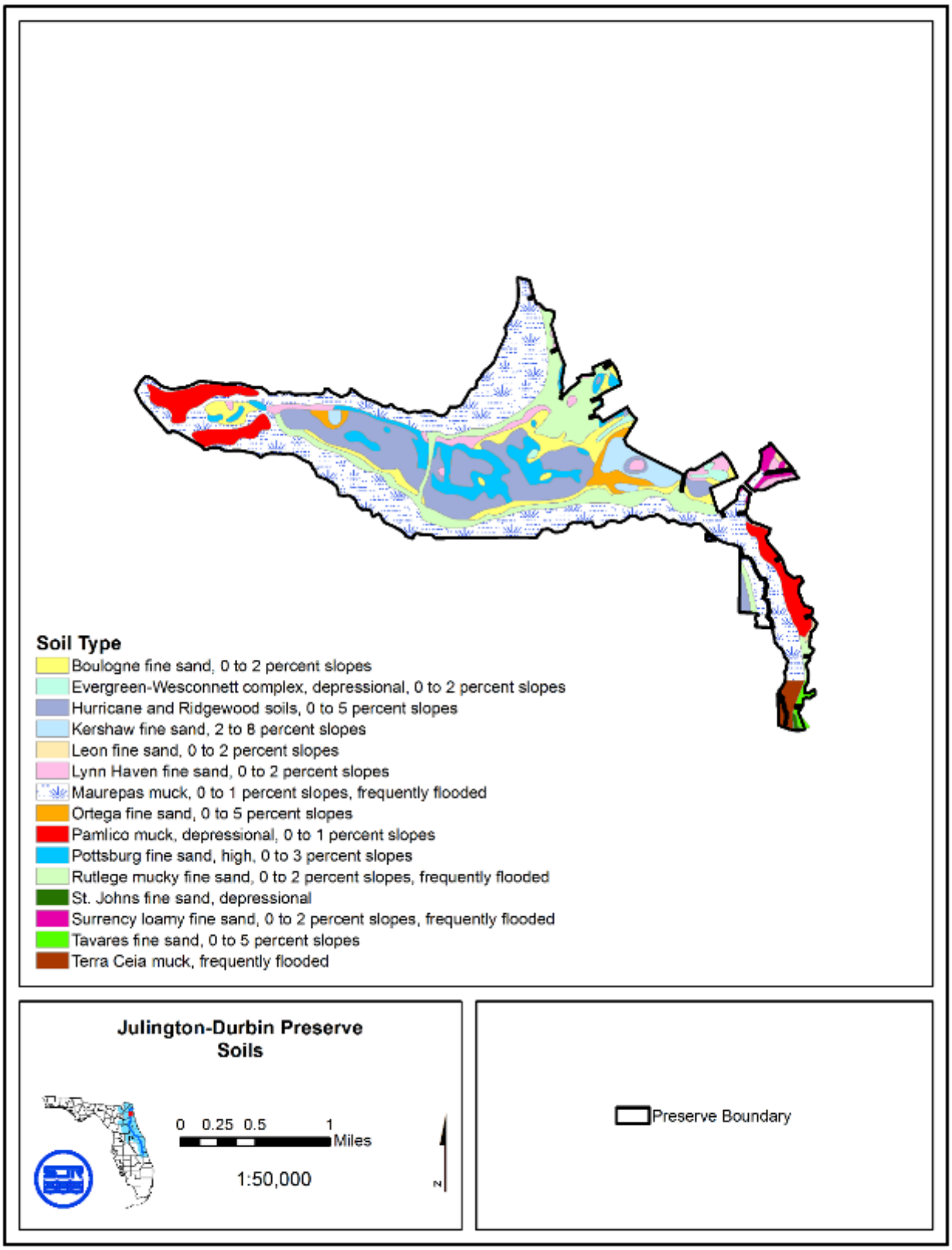

Figure 5 – Soils Map

2.2 Natural Communities

The natural communities at Julington-Durbin Preserve were mapped by District staff utilizing a combination of historic and recent aerials, soils, and field verification. The Preserve is a peninsula with a sandy ridge running along its east-west spine. The sandhill community is located at the highest elevations and with the deepest sands. The flatwoods are found primarily on the flanks of the ridge. There are depression marshes and cypress domes embedded within the upland communities. Historically, the western end of the peninsula contained floodplain marsh. The margins of much of the property are floodplain swamp, associated with Julington and Durbin creeks, which flow into the St. Johns River. The following is a brief description of the communities and the general management objectives for each. Figure 6 contains a natural communities map.

Following are natural community descriptions of the Preserve following the Florida Natural Areas Inventory (FNAI) classification system (FNAI, 2010).

a. Floodplain swamp (796 acres)

Floodplain swamp communities typically occur on flooded soils along stream channels and within river floodplains. The floodplain swamp communities within the Preserve are associated with both Julington and Durbin creeks. Despite some disturbances, the floodplain swamp communities within the property are largely intact and functional. There are still large, live specimens of cypress (> 6 ft. diameter at breast height [dbh]) located within the floodplain swamps.

Soils that support floodplain swamp communities are variable, but may include a mixture of sand, organic, and alluvial material. The most important physical factor associated with the shaping and maintenance of the floodplain swamp is the hydroperiod. Extended periods of inundation, which may last for most of the year, are common in the floodplain swamp environment. Since this community type is maintained by hydrologic regimes, it is not fire dependent; however, fires may occur during times of drought.

The canopy is dominated by bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), Carolina ash (*Fraxinus caroliniana*), water hickory (*Carya aquatica*), and swamp tupelo (*Nyssa biflora*). Other typical plants include chain fern (*Woodwardia spp.*), cinnamon fern (*Osmunda cinnamomea*), dogwood (*Cornus spp.*), and lizard's tail (*Saururus cernuus*). Active management will be limited in these areas and will focus on preventing disturbance from recreational users and invasive species management. Several canals were constructed through this natural community from both Julington and Durbin creeks to the western portion of the uplands. They are slowly filling in. No management action is suggested at this time.

b. Sandhill (506 acres)

This is the largest upland community on the preserve and occurs primarily on the peninsula. Sandhills are characterized as a forest of widely spaced pine trees with a sparse understory of deciduous oaks and a dense groundcover of grasses and herbs on

rolling hills of sand. The most typical associations are dominated by longleaf pine (*Pinus palustris)*, turkey oak (*Quercus laevis*), and wire grass (*Aristida beyrichiana*).

Sandhills occur on crests and slopes of rolling hills and ridges with steep or gentle topography. Soils are deep, marine-deposited, often-yellowish sands that are well drained and largely infertile.

The sandhill plant community is a fire climax community. Fire is a dominant factor in the ecology of this community and frequent fires are necessary to reduce hardwood competition and to perpetuate pines and grasses. Fire return intervals within sandhill communities range from one to three years. In addition to fire frequency, intensity and season are important fire characteristics that greatly influence the species structure and composition within sandhills. Optimally, sandhills are maintained through frequent, low-intensity, growing season fires.

This community occurs in the eastern portion of the property and along portions of the center of the peninsula. The peninsula is composed of well-drained sandy soils that were likely alluvial deposits from both Julington and Durbin creeks.

The community has a canopy mostly of longleaf pine and slash pine with a subcanopy of turkey oak. The areas of highest quality have an open canopy of predominantly longleaf pine with a diverse and abundant herbaceous layer. These portions have had either fire or have been mowed to simulate fire disturbance. Other typical vegetation includes wiregrass, shiny blueberry (*Vaccinium myrsinites*), deer tongue (*Carphephorus odoratissimus*), gopher apple (*Licania michauxii*), and pawpaw (*Asimina spp.*).

Portions of the sandhill were planted with sand pine by previous owners. At the time of acquisition, sand pine was the dominant tree in those areas. The sand pine has subsequently been removed as part of a restoration project. Fire is now being utilized to further restoration efforts. If necessary, additional planting, or seeding, of longleaf pine and other appropriate sandhill plants will be done.

c. Mesic flatwoods (324 acres)

Soils that support mesic flatwoods communities are generally poorly drained, acidic, and sandy soils deposited on ancient, shallow sea beds. Many flatwoods communities have a clay or organic hardpan. Hardpan soils become saturated during the rainy season causing the accumulation of surface water. These soils are often droughty during dry periods. The presence of the hardpan translates to extreme seasonal fluctuations in the amount of water available to support plant life. These seasonal hydroperiods are essential in the maintenance of the flatwoods system.

Intact mesic flatwoods typically have a layered appearance, with a distinct, high, discontinuous canopy, low shrub layer, and diverse herbaceous layer. The canopy densities are variable and may include (depending on location) longleaf pine (*Pinus palustris*), slash pine (P. *elliottii*), loblolly pine (*P. taeda*), or pond pine (*P. serotina*). The shrub layer may include a mixture of species or be dominated by species such as saw

palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), and numerous ericaceous plants. The herbaceous coverage may be dominated by wiregrass, however species abundance and diversity is often dictated by the openness of both shrub and canopy layers.

The flatwoods at the Preserve have a predominately longleaf pine canopy with some planted and naturally occurring slash pine. The amount of saw palmetto cover varies with the associated soils. In some areas the ground cover is diverse and is dominated by wiregrass. Preserve flatwoods exhibit varying degrees of quality resulting from fire exclusion and past silviculture activities. In areas where fire or mechanical treatments have been excluded, there is a closing canopy and a thick shrub component shading out the ground cover. Areas of the flatwoods that have been either burned or mowed have a diverse and thick herbaceous and grass component. Typical plant species identified include wiregrass, shiny blueberry, deer tongue, pawpaw (*Asimina spp.*), saw palmetto, gallberry (*Ilex glabra*), and St. John's wort (*Hypericum spp.*). Management in these areas will focus on the continued use of prescribed fire and or other appropriate restoration techniques, such as thinning or roller-chopping.

Fire is an important physical factor associated with the shaping and maintenance of this community type. The District targets natural fire frequency intervals of approximately every two to four years within the mesic flatwoods, which is consistent with the FNAI 2010 description. Fires in well-maintained mesic flatwoods tend to burn quickly and at relatively low temperatures. Areas of prolonged fire exclusion, altered hydrology, or hardwood encroachment typically have higher soil and fuel moistures and may require more extreme conditions to facilitate a fire.

d. Wet flatwoods (234 acres)

Soils that support wet flatwoods communities are generally very poorly drained sandy soils that may have a mucky texture in upper horizons. Wet flatwoods occur as ecotonal areas between the drier mesic flatwoods and wetland areas. They may also occur in broad, low flatlands embedded within these communities.

Well-maintained wet flatwoods exhibit a relatively open-canopy forest of scattered pine trees (longleaf, loblolly, slash, or pond) or cabbage palms (*Sabal palmetto*) with either a thick shrubby understory and sparse groundcover or sparse understory with dense groundcover. Understory species of the subcanopy and shrub layers may include sweetbay (*Magnolia virginiana*), loblolly bay (*Gordonia lasianthus*), and saw palmetto and other shrubs. The groundcover layer may include species such as wiregrass, blue maidencane (*Amphicarpum muhlenbergianum*), and numerous hydrophytic species. The variations in structure and composition may be attributed to subtle edaphic differences as well as differences in hydrologic and fire regimes.

The wet flatwoods are located between the mesic flatwood and the floodplain swamp. Some areas have moderate fuel loads of palmetto and gallberry and have been invaded with wetland species such as sweet bay and loblolly bay. It is presumed that with multiple prescribed fires and other appropriate management actions, such as thinning and roller-

chopping, these areas will again become functioning wet flatwoods The wet flatwoods plant community is fire dependent and the District targets return intervals ranging from one to three years, which is consistent with FNAI 2010 descriptions.

e. Floodplain marsh (142 acres)

Floodplain marshes occur within river floodplains, often extending from just below the headwaters to the tidally influenced portions of river mouths. Soils are often sand with some organics over sand and may be saturated throughout the year. The maintenance of these systems is directly influenced by flooding. The relatively flat topography and subsequent slow drainage results in extended hydroperiods, with most areas inundated for between 120-350 days each year.

Floodplain marsh communities are typically herbaceous communities that may include vegetational changes into woody or shrub species that coincide with transitions from high to low marsh. Fire is another important factor in the shaping and maintenance of the floodplain marsh systems. Frequent fires limit shrub invasion while the characteristic marsh grasses re-sprout readily post-fire.

The western tip of the peninsula is mostly floodplain marsh. The community historically was dominated by sawgrass; however, lack of fire has resulted in hardwood and shrub invasion into the community. Typical species include sawgrass (*Cladium jamaicense*), red maple, and Carolina willow (*Salix caroliniana*). The community may be allowed to succeed into swamp. Because of the community's small size, large amount of hardwood invasion and smoke management concerns, active fire management may not be a viable alternative.

f. Basin swamp (19 acres)

Basin swamps are large irregularly shaped basins that are thought to have developed in oxbows of former rivers or in ancient coastal swales and lagoons that existed during higher sea levels. Soils that support basin swamp communities are acidic, nutrient-poor peats often overlying a clay lens or other impervious layer. This clay lens or impervious layer may cause a perched water table above that of the adjacent uplands, causing standing water for most of the year. While basin swamps are not associated with rivers, they may contain streams and sloughs that flow during periods of high water.

There are two basin swamps located at the Preserve. Typical species of plants include pond cypress, tupelo, red maple, slash pine, sweetbay, fetterbush, maidencane, and chain fern. Basin swamps have a typical hydroperiod of approximately 200-300 days and though infrequent, fire is essential for the maintenance of these natural communities. Fire return intervals in basin swamps are variable, but necessary to restrict peat accumulation and the expansion of hardwoods into adjacent communities. The edges of basin swamps may be exposed to frequent fire, often burning in concert with surrounding natural communities.

g. Depression marsh (8 acres)

Depression marsh communities often occur embedded within a matrix of well-maintained pyric plant communities (FNAI, 2010). Depression marshes are typically found on flat landscapes throughout Florida. They develop when the overlying sand has slumped into a depression in the limestone underlayment. Soils are typically depressional phases of fine sands. Depression marshes are maintained against woody shrub invasion through the combined effects of seasonal water fluctuations and fire. These seasonal ponds are important habitat for numerous species of wildlife but are particularly important for many amphibians that require breeding sites that are free of predatory fish (Moler, 1987).

There are 12 small, mapped depression marshes embedded within the sandhill, mesic and wet flatwoods communities of the Julington-Durbin Preserve. Most are intact and well-maintained through frequent applications of prescribed fire. Some, however, exhibit the presence of woody species and suppressed herbaceous components due to lack of fire or altered hydrology. If moisture conditions warrant, prescribed fire will be used to burn these marshes.

h. Blackwater stream (3 acres)

Corklan Branch is a small blackwater stream that flows south under I-95 and Bartram Park Boulevard before traversing the Preserve and emptying into Durbin Creek. In 2010, Black Creek crayfish (*Procambarus pictus*) was sampled from this stream, adjacent to I-95.

Julington and Durbin creeks, although technically not within the Preserve boundary, are blackwater streams that drain large areas of flatwoods and swamps in southern Duval and northern St. Johns County. Large portions of the stream's watersheds have been impacted by urban growth. In the area of the Preserve, both of these creeks are influenced by the tides of the St. Johns River.

Altered Land Types

i. Canal/ditch (4 acres)

There are over 3,000 linear feet of canals/ditches within the Preserve. They are all located near the western end of the property. It is unknown when the ditches were constructed, but they are on the 1917 USGS quad.

j. Utility corridor (6 acres)

There is one electrical transmission lines crossing the Preserve. It traverses the eastern portion of the property, for approximately 2,000 ft. with less than half of that distance in the floodplain swamp of Durbin Creek.

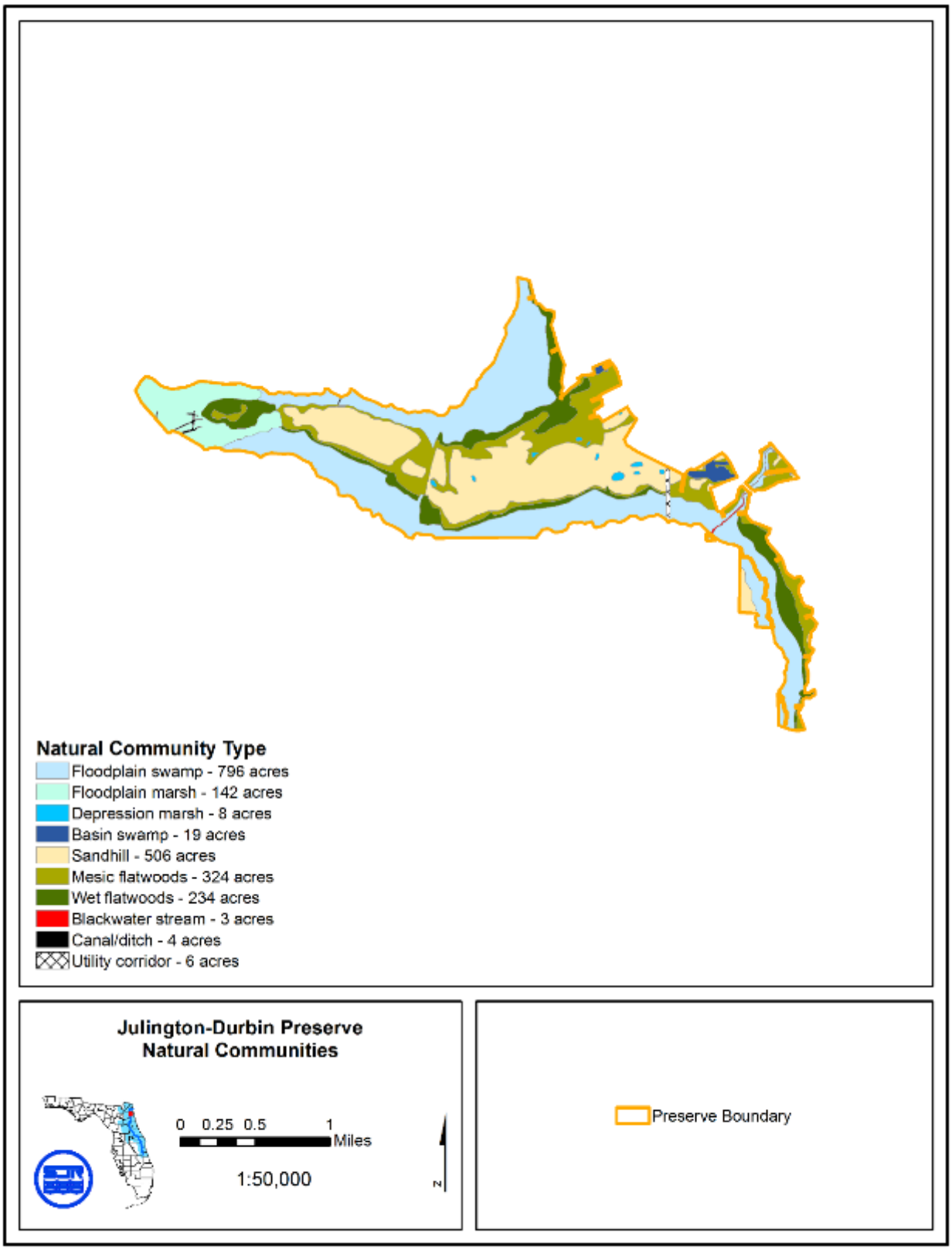

Figure 6 – Natural Communities

2.3 Plant and Animal Species

A thorough plant and animal survey has not been conducted on this property. Currently a local Audubon group is conducting monthly bird surveys.

Most of the Preserve's natural communities are in good shape, so it is anticipated as more prescribed fire occurs on the Preserve, plant and animal diversity will increase. A plant and animal list is in Appendix E.

Known wildlife occurrences on the Preserve include bald eagle, osprey, Southern fox squirrel, gopher tortoise, bobcat, wild turkey, deer, and numerous species of wading and songbirds. Additionally, manatees have been reported in both creeks. The site will be managed to preserve and improve natural community diversity and quality, resulting in diverse wildlife habitat. Due to the location of the Preserve and its surrounding landscape, it is anticipated that populations and occurrences of wildlife requiring relatively large home ranges, such as the bobcat, will decrease.

As a condition of the purchase and sale agreement, gopher tortoises from the neighboring development were relocated to the Preserve. Approximately 20 acres of mesic flatwoods and sandhill were mowed prior to the relocation.

2.4 Listed Species

To date, twenty-six listed species have been recorded at the Preserve. As mentioned above, as restoration efforts continue it is likely that many more designated species, particularly plants, will be found. One example is Bartram's ixia (*Calydorea caelestina*). This iris, endemic to northeast Florida, was found flowering in mesic flatwoods three months after it had been prescribed burned. As additional burns are conducted in the flatwoods, those areas will be surveyed for Bartram's ixia.

Eight species of butterflies listed by the Florida Natural Areas Inventory have been recorded at the Preserve. A few of those are from a single sighting. Rather than manage for a single species or a small suite of species, it is the goal of the District to manage the natural communities within the Preserve for optimal health and biodiversity. This includes varying the timing and intensity of fire from year to year.

Most of the listed animal species recorded on the site are wading birds associated with the floodplain marsh and swamps, and the ephemeral wetlands.

Corklan Branch is a tributary of Durbin Creek, the confluence of these two waterbodies is within the Preserve. There are historical records of Black Creek crayfish from Corklan Branch dating back to 2001 (Moler 2021). In 2010, Black Creek crayfish were documented by FWC within the Preserve portion of Corklan Branch, adjacent to I-95.

Appendix F contains a list of listed species recorded on the Preserve.

2.5 Forest Resources

Chapter 253.036, Florida Statutes requires the lead agency of state lands to prepare a forest resource analysis, "…which shall contain a component or section…which assesses the feasibility of managing timber resources on the parcel for resource conservation and revenue generation purposes through a stewardship ethic that embraces sustainable forest management practices if the lead management agency determines that the timber resource management is not in conflict with the primary management objectives of the parcel." The management objectives of this property require pine management and may additionally include the thinning of hardwoods.

Julington-Durbin Preserve is partitioned into 65 forest management stands. Of these, 33 stands are comprised of upland natural communities, primarily dominated by pines. Figure 7 illustrates the stands within the property.

The uplands within the Preserve have had a forest inventory completed. These data are verified and incorporated into the District's forest management database. Changes that may occur over time within the stands resulting from growth, harvests, natural disturbances, and reforestation activities are also recorded in the database. This information is used to help land management staff forecast forest management needs.

All forest resource work on the Preserve are restorative in nature and are designed to aid in the promotion of species diversity and overall natural community health and vigor. The District applies all revenue generated through these forest management activities towards the District's land management budget to offset management costs for the property.

Forest management activities anticipated during the scope of this plan include forest inventory evaluations, reforestation, and pine thinning. Revenues from timber harvest is outlined in Section 11, Costs and Revenues. Seedling survival monitoring will likely be conducted to assess the need for replanting an area through the determination of the number of target trees per acre. Reforestation projects may be preceded by various site preparation techniques including mechanical treatments such as roller chopping and mowing, herbicide applications, and prescribed fire. These techniques may be used singularly or in combination as site conditions warrant. In addition, the District uses forest management techniques such as thinning, shelterwood, and clearcuts. Clearcuts are typically utilized by the District in areas where a species conversion is the management objective. This was the case in 2004 when 260 acres of sand pine were clear cut to restore sandhill habitat.

It is anticipated that 3 stands totaling 31 acres will be thinned during the lifespan of this plan. These stands are in mesic and wet flatwoods and have basal areas exceeding 100 sq. ft. per acre.

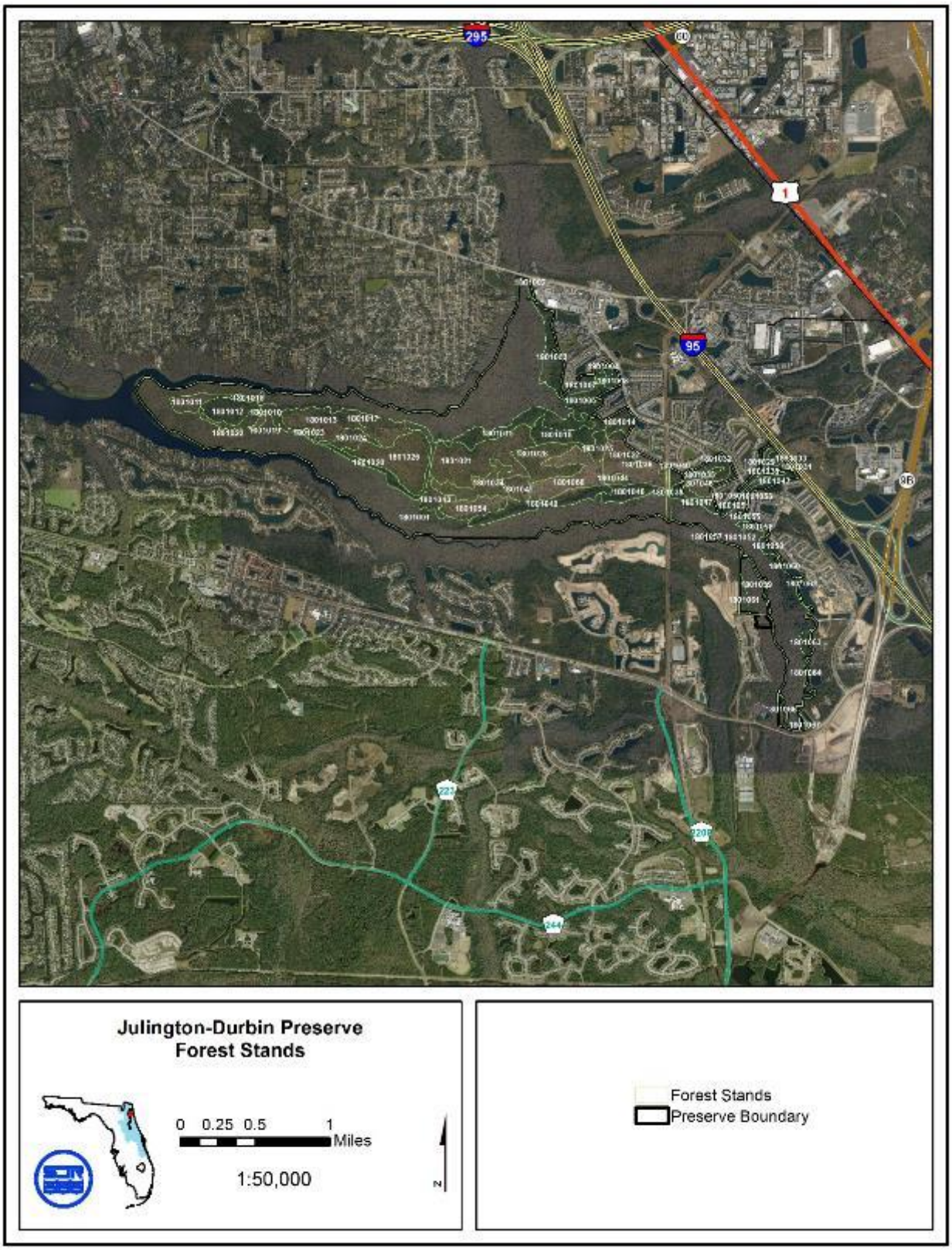

Figure 7 – Forest Stands Map

2.6 Native Landscapes

The native landscapes at the Preserve include sandhill, mesic and wet flatwoods, floodplain swamp, floodplain marsh, blackwater stream, depression marsh, and basin swamp. They are all described in more detail in the Natural Communities section (Section 2.2).

2.7 Water Resources

This section describes the surface and ground water. An extended assessment of the Preserve's and surrounding area's hydrogeology is included in Appendix G.

a. Surface Water

Two major attributes characterize surface water resources of the Preserve. First, the preserve is a peninsula that is defined by Julington Creek to the north and Durbin Creek to the south (Figure 8). And second, the Preserve's watershed is within an increasingly urbanized area. Over 9.5 miles of the Preserve's boundary abuts Julington and Durbin creeks. Corklan Branch, a small blackwater stream, has its confluence with Durbin Creek within the Preserve.

The Preserve is within the Julington Creek Planning Basin of the Northern Planning Region of the Lower St. Johns River Basin. The Lower St. Johns River Basin is an area of approximately 2,777 square miles within it the Northern Planning Region is 409 square miles. The Julington Creek Planning Basin is 104 square miles. The Lower St. Johns River Basin Surface Water Improvement and Management Plan was updated in 2008 according to the Surface Water Improvement and Management (SWIM) Act (Chapter 373.451-373.4595, *Florida Statutes*).

There are four tributaries to Julington Creek: Big Davis Creek, Durbin Creek, Sampson Creek, and Flora Branch. All waters within, and adjacent to, the Preserve are considered Class III by the DEP. None of the waters within or adjacent to the Preserve are designated as Outstanding Florida Waters under Rule 62-302.700, F.A.C. Both Julington and Durbin creek have been designated by the DEP as an impaired water bodies for exceeding the standards for fecal coliform. Sampson Creek is a major tributary of Durbin Creek. Portions of Sampson Creek is an impaired water body for exceeding the fecal coliform standards.

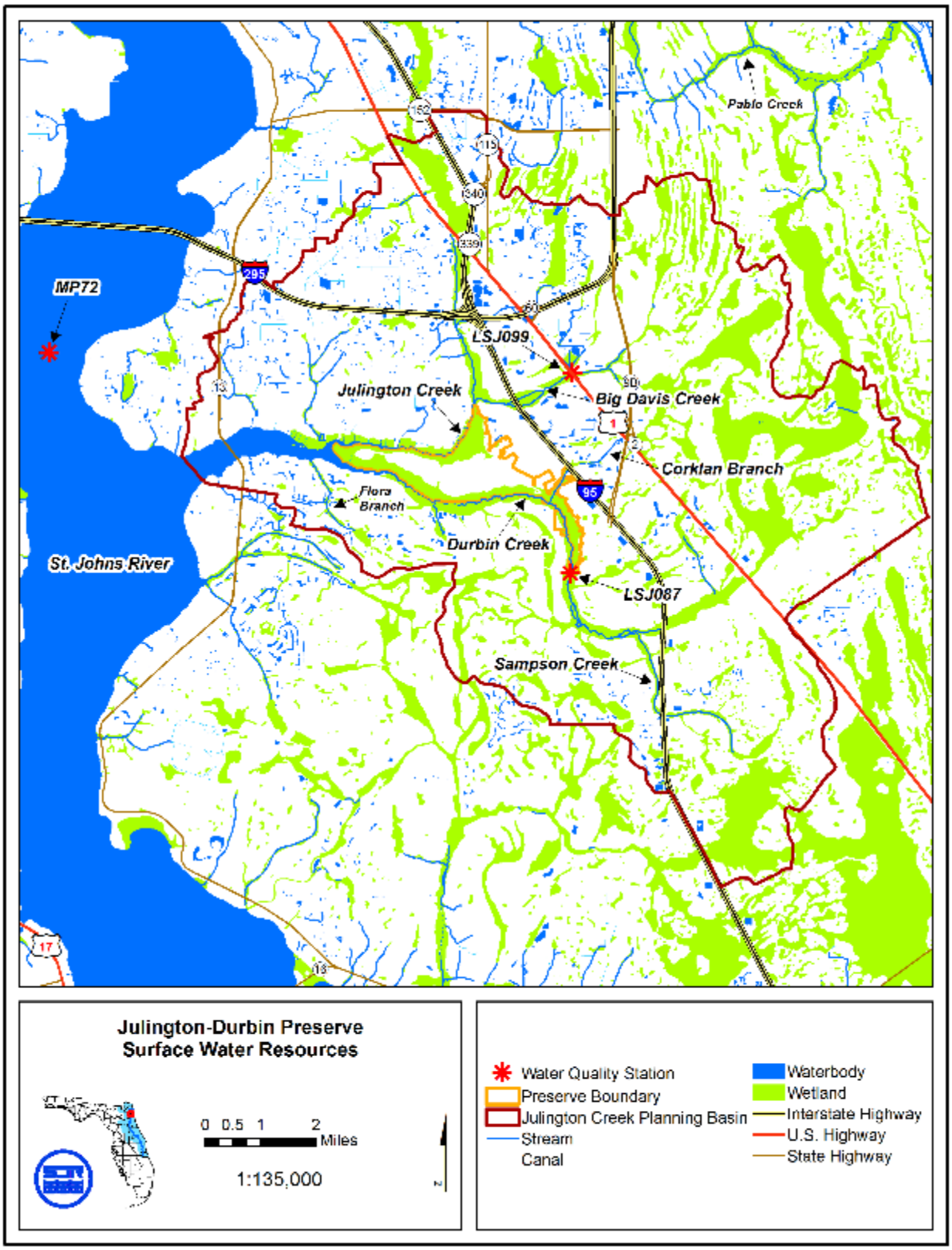

Figure 8 – Surface Water Resources

Water Chemistry

The District monitors surface water quality at 210 long-term sampling stations at rivers, streams, lakes, canals, and estuaries throughout the 18-county service area. Water quality is an indication of the condition of a water body. The District's 2018 Status and Trends Report is a 15-year assessment that uses data from January 1, 2003 to December 31, 2017. These trends show whether a water quality parameter is increasing or decreasing over time. (District, 2019 https://floridaswater.maps.arcgis.com).

Basic water chemistry data is collected at 2 sites connected to the Preserve's watershed: LSJ099, located on Big Davis Creek, upstream of the Preserve and LSJ087, located on Durbin Creek, directly upstream of the Preserve. There is an additional water quality sampling site, MP72, within the St. Johns River, just outside of the Preserve's watershed. Water chemistry data were typically collected on a bi-monthly basis. Field data including water temperature, pH, specific conductivity, and dissolved oxygen were collected, as well as grab samples analyzed for nutrients, minerals, and metals. Water chemistry parameters discussed in this section include Total Nitrogen (nitrogen), Total Phosphorus (phosphorus), Specific conductivity, Dissolved Oxygen (DO), potential of Hydrogen (pH), and Chlorophyll-a (Chl-a).

The following parameters are discussed in relative terms for the past 15-year period as described in the 2018 Status and Trends Report.

Big Davis Creek (LSJ099)
Phosphorus is in the mid-range and has increased 2.7% per year. Nitrogen, DO and pH are all in the mid-range and have been stable, they have not increased or decreased. Conductivity, Chl-a, and salinity are in the low-range and are stable.

Durbin Creek (LSJ 087)
Phosphorus is in the mid-range and has increased 4.7% per year. Nitrogen is in the mid-range and has been stable. Chl-a and pH are both in the low-range and are stable. DO is in the low range and has decreased. Conductivity and salinity are both in the low range and have increased.

St. Johns River (MP72)
Phosphorus and nitrogen are in the mid-range and have decreased. Chl-a, conductivity, pH, and salinity are in the mid-range and are stable. DO is in the high-range and stable.

Water chemistry data do not exist within the Preserve area itself, but these sites provide insight to water quality conditions upstream and downstream. These data could have implications for the ecosystem health within the Preserve in the Corklan Branch and the extensive floodplain swamp.

The increased salinity and conductivity in Durbin Creek is likely from the tidal influence from the St. Johns River. Projected sea level rise could eventually influence an ecosystem shift in the floodplain swamp that comprises 796 acres of the Preserve.

Portions of the floodplain swamp within the Preserve are disturbed by approximately 2,000 linear feet of ditches. It is unknown when and for what purpose these ditches were constructed. The earliest evidence of these ditches is on a 1917 USGS quadrangle. The location of the ditches is depicted on the Natural Communities map (Figure 6). They do not appear to affect the surface hydrology of the Preserve except in the immediate area of the ditches. The benefits of restoring these ditches would not justify the associated disturbance.

b. Ground Water

The District maintains three active groundwater monitoring wells within Julington Creek surface water basin. In the immediate area of the Preserve, lithologic data suggests there is a surficial, intermediate, and Floridan aquifer beneath the Preserve. Although some local recharge may be occurring in the sandy, drier portions of the property, the Preserve is an area of groundwater discharge.

c. Geomorphology

Recent work by the Florida Geological Survey (FGS) STATEMAP program has provided detailed geologic and geomorphology mapping (Green and others, 2017) in the Duval 100k quadrangle which included a focus on the area of the Julington-Durbin Preserve (Figure 9). An example of how LiDAR data greatly enhances identification and visualizing the geomorphic features of the region are presented for the Preserve.

The Preserve is within the Barrier Island Sequence District regional geomorphological unit that extends from Georgia to Lake Okeechobee in eastern Florida. Beach ridges, dunes and paleo-lagoons are characteristic of this unit. It can be subdivided into terrains and the site is within the Lower St. Johns River Valley terrain. The Duval 100k quadrangle STATEMAP product (Green and others, 2016) included a detailed view of the Julington Creek area and it is reproduced herein with modifications to show the site location (Figure 9), an elevation line profile (Figure 10), and average elevations of selected features.

Julington Creek is a tidally influenced, underfit stream since the stream valley greatly exceeds the channel of the stream. It has cut through beach barrier ridges to the north and south. The ridges indicated in white likely were extended and covered the Preserve, but erosion has since transported the sediments to the St. Johns River and beyond. The two remnant dune ridges (white areas) to the north and west, have a maximum elevation of 50 ft. NAVD88 and the most eastern ridge set has elevations around 38-40 ft. NAVD88. To the south of Julington Creek there is another ridge that reaches an elevation of 62 ft. NAVD88. This ridge has a more southwest to northeast orientation unlike the other ridges that are more north to south oriented. The elevations along the elevation profile A-A’ are under 25 ft. NAVD88. This suggests a complex scenario of ridge building and erosion events with depositional axes shifting over time. Trellis drainage is common where ridges or dunes are present and relict trellis drainage can be seen in the tributaries of Julington Creek and Power Bay Swamp.

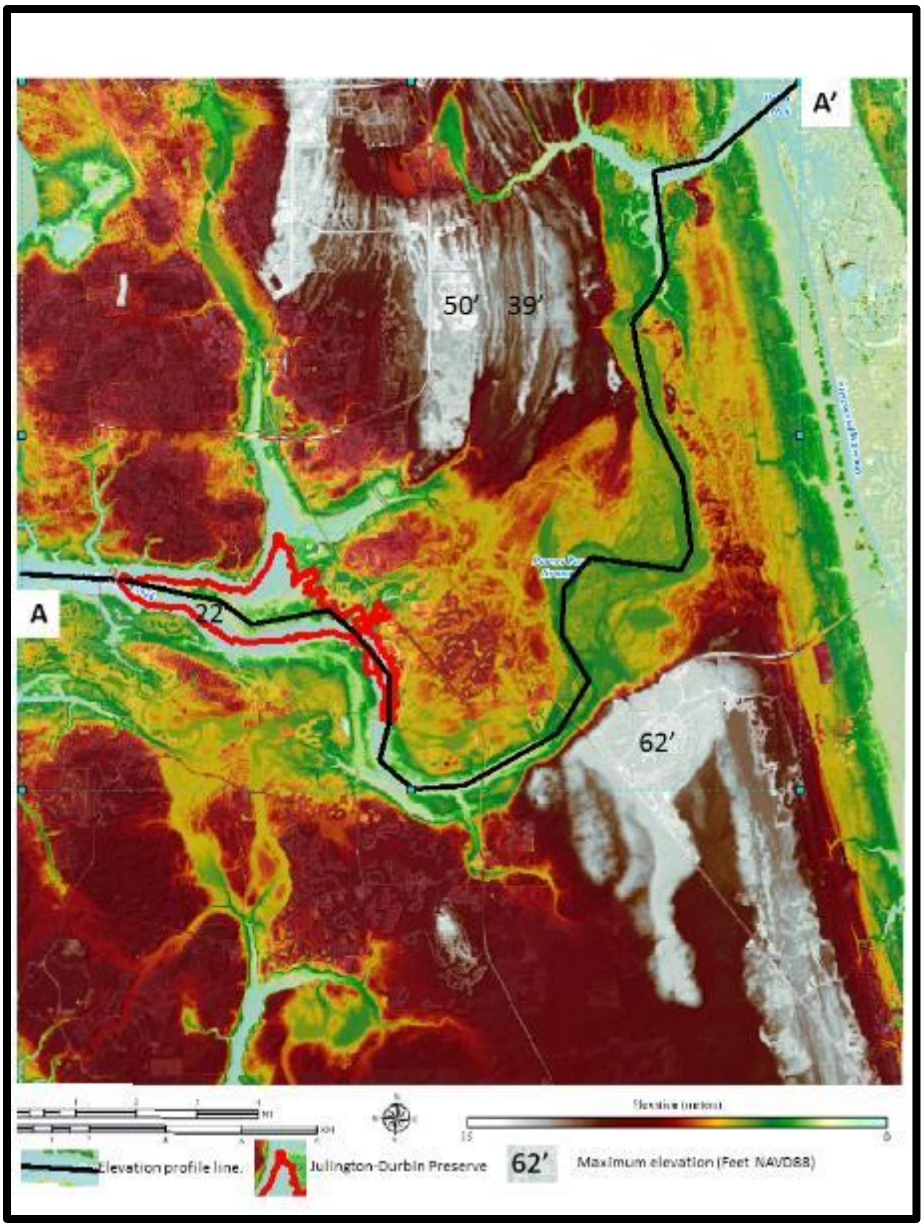

Figure 9 – LiDAR elevation model in the Julington Creek area (modified from Green and others, 2017). The black line represents where the elevation profile in Figure 10 below was derived.

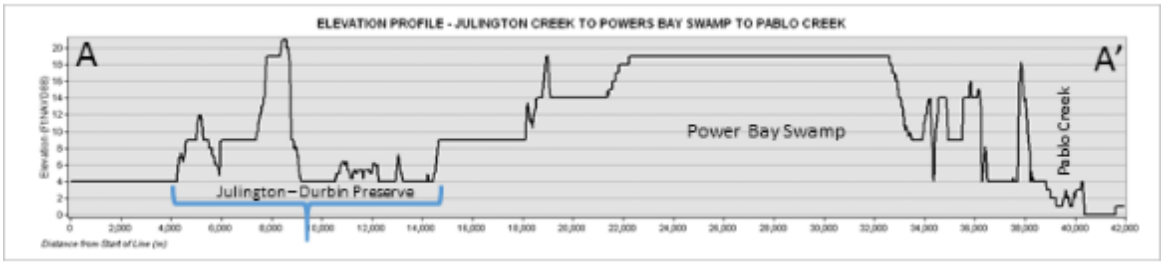

Figure 10 – Elevation profile A-A' from Julington Creek to Power Bay Swamp to Pablo Creek. This traverses the black line in Figure 9 above.

2.8 Beaches and Dunes

There are no beaches or dunes within the Preserve.

2.9 Cultural Resources

There are twenty-three, documented Florida Master Sites located on the Preserve. One site is a burial mound, twenty are small prehistoric sites with pottery (Orange Period to European contact), another is a nineteenth century road, and one is a nineteenth century historic site. The District will consult with the Division of Historical Resources (DHR), Department of State before taking actions that may adversely affect archeological or historical resources.

The sand burial mound site was excavated in the 1890s by Clarence Moore. It appears that there is nothing left of this site. None of the small prehistoric sites can be located without shovel-testing. The historic site is easily identifiable and was visited in 2016. A 1917 U.S.G.S. topographic quadrangle map depicts this location and has nine structures identified on the map.

The historic road is a portion of the old Sampson Grade, a late 19th Century road. Where Sampson Grade crosses Durbin Creek there are some bridge pilings. District staff have documented at least two instances of potholing in this area in the last 10 years.

The District will conduct land management activities in a manner that will provide protection for these sites and serve to reduce the potential for adverse impacts. If District staff discovers any additional sites, staff will document and report those sites to the DHR. Additionally, detrimental activities discovered on these sites will also be reported to the DHR and appropriate law enforcement agencies. Due to District and State policy, the locations of the sites are not identified on public maps.

2.10 Scenic Resources

Although the Preserve is a relatively small natural area, the open vista across the well managed mesic flatwoods and sandhills on the peninsula are significant scenic resources. This is particularly notable in such an urbanized setting.

3. Uses of the Property

3.1 Previous Use and Development

This property has seen use and habitation since prehistoric times. There are numerous cultural sites on the property. The 1917 USGS quad of this area depicts 10 structures along the peninsula. To date, it is unknown what historic land uses occurred on the property. Since most of the Preserve's natural communities are intact, it is assumed that the past uses were minimal in scope, size and intensity.

3.2 Purpose for Acquisition

The Preserve was part of a Conservation and Recreation Lands Program (CARL) project in the late 1980s and early 1990s. With funding from the Trustees, District, and City the Preserve was acquired in 1999 in conjunction with a Development of Regional Impact (Bartram Park). Primary objectives of acquisition were to protect, manage, and enhance important regional natural and cultural resources, in particular over 9 miles of creek frontage and associated floodplain swamp. According to Florida Statutes 253.034 the Preserve will be managed for conservation, outdoor resource-based recreation, and archaeological and historic preservation.

3.3 Single or Multiple-Use Management

The potential of the Preserve to accommodate multiple uses was analyzed in accordance with 253.034(5) F.S. The Preserve is managed under the multiple-use concept. Timber harvesting as part of the park's natural community management and restoration activities can be done in a manner that does not interfere with the primary purpose of resource-based outdoor recreation and conservation. Extraction of mineral resources is incompatible with conservation land uses.

All of the current uses and activities within the Preserve are in accordance with the purposes of acquisition, the District's mission, and the Conceptual State Lands Management Plan. During the planning process for this plan, it was determined that no additional uses and activities would be considered at this time.

3.4 Surplus Acreage

In 2012, the District Governing Board approved a Lands Assessment Implementation Plan (District 2012). This assessment identified 10 acres of uplands located south of Durbin Creek in Duval County for possible surplus or exchange (Figure 11). Surplus is not the only potential option for this area. Residential development has limited the District's management opportunities of this area. Any potential surplus, exchanges, or other management agreements of this 10-acre area would need to be associated with a conservation and flowage easement that continues to buffer the Preserve's floodplain wetlands while adequately providing management of the upland natural communities. Such an agreement might also provide trails and other resource-based recreational opportunities. Cooperative management agreements might be considered if they do not restrict management of the remainder of the Preserve. As this parcel is jointly owned by the District and Trustees, both entities would have to approve any change in ownership.

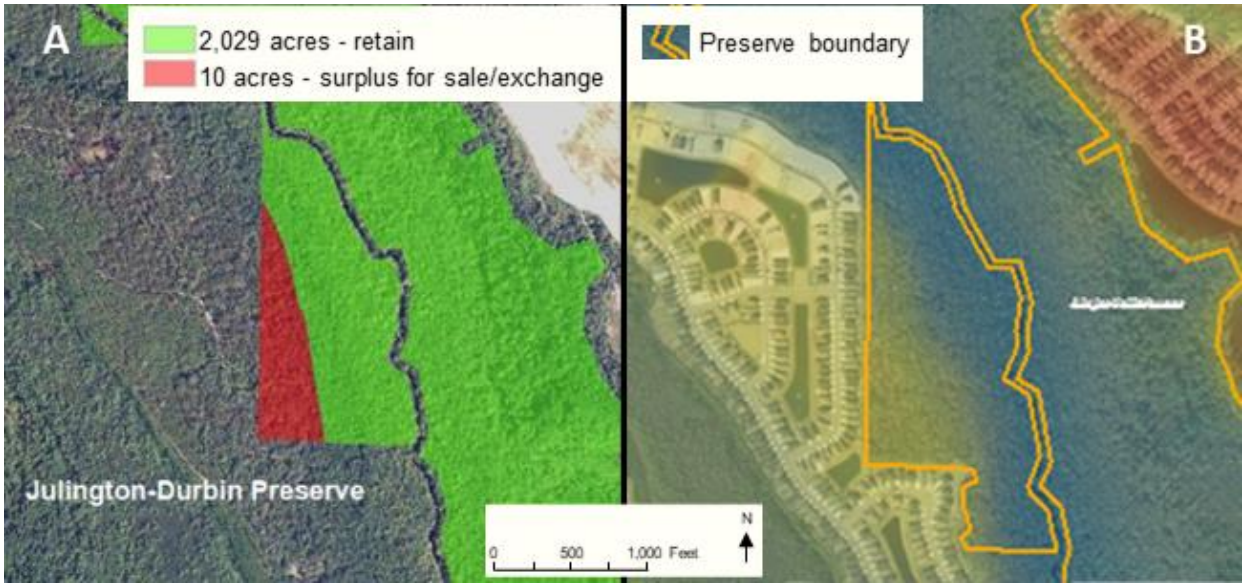

Figure 11 – A. Figure from 2012 Lands Assessment, B. More current image illustrating land elevation (red is higher, blue is lower elevation) and development intensity.

4. Management Activities and Intent

The following section describes how the District has managed and plans to continue managing the diverse natural and cultural resources at the Preserve. The general goals guiding management of the Preserve include:

- Maintain water quality, natural hydrological regimes, and flood protection by preserving important wetland areas.
- Restore, maintain, and protect native natural communities and diversity.
- Maintain and protect cultural resources.
- Provide opportunities for recreation where compatible with the above listed goals.

4.1 Land Management Review (Management Review Team)

The District has conducted two Management Review Teams (MRT) since the 2006 land management plan; September 2010; and February 2018. The consensus for both MRTs was that the Preserve is being managed for the purposes for which it was acquired, it is being managed in accordance with its approved management plan, and the current management plan provides sufficient protection to the property's natural and cultural resources.

4.2 Habitat Restoration and Improvement

At acquisition, several areas within the Preserve were dominated by sand pine. These areas were in sandhill and drier flatwoods. In 2004, 260 acres of sand pines were removed. As is normally the case with sand pine removal, the density of sand pine seedling recruitment was quite high. The District established a series of treatment areas (totaling 100 acres) to control the seedlings and saplings. Treatments included roller chopping, various types of mowing, and herbicide. The most effective treatment method was the herbicide Krenite. Subsequently,

an additional 60 acres of sand pine seedling/sapling area was treated with Krenite. In 2006, 120 acres of sandhill that were within different treatment areas were planted with longleaf pine. In 2012 and 2013, 21 acres of sandhill were seeded with a grass seed mix at 12-15 pounds per acre. These areas have received at least one prescribed fire, with some receiving multiple fires. To date, the restoration efforts have been successful, with a few areas still ongoing.

Many of the wet flatwoods areas within the Preserve have been invaded by trees and shrubs from the floodplain swamp, with the most aggressive culprit being loblolly bay. Prescribed fires at the Preserve are typically initiated in the mesic flatwoods or sandhill and encouraged to burn through the wet flatwoods into the floodplain swamp, whenever smoke management constraints will allow this to happen. In most cases, individual fire management units that have received multiple prescribed burns are showing positive results in the wet flatwoods.

4.3 Prescribed Fire and Fire Management

Fire is a vital factor in managing the character and composition of vegetation in many of the natural communities in Florida. The District's primary use of fire is to mimic natural fire regimes to encourage the amelioration of native pyric natural communities and dependent wildlife. Additionally, the application of fire aids in the reduction of fuels and minimizes the potential for catastrophic and damaging wildfires. Most of the natural communities within the Preserve are (or historically were) fire adapted, making prescribed fire an important tool for use in the restoration and maintenance of natural communities within the conservation area.

The Preserve is a good example of a natural area with a large wildland-urban interface. The Preserve is surrounded by urban development. There are major roads on all sides of the property. Fortunately, the Preserve's uplands are surrounded by floodplain swamp along most of its boundary. The available smokeshed for this property is quite limited.

Despite the above-mentioned limitations, the Preserve has an active prescribed fire program. Since 2006, District staff have conducted 43 prescribed fires and applied prescribed fire to 1,958 acres within the Preserve. Figure 13 depicts the fire management units (FMU) and Table 1 illustrates the prescribed fire history at the Preserve since 2006.

There are approximately 1,216 acres of fire-maintained natural communities within the Preserve (60% of the Preserve). Most of the sandhill and mesic flatwoods have received at least one prescribed fire since 2006. Most of the uplands on the peninsula have received multiple burns since 2006.

Historically, most fires occurring on the Preserve were ignited by lightning during the growing season. The District intends to utilize growing season fires when possible, understanding that constraints in some areas such as organic soils and proximity to smoke sensitive areas may require the use of dormant season burning. While prescribed fire is the preferred tool for restoration and maintenance within the Preserve, it may be necessary to implement alternative methods. The District utilizes vegetation management techniques such

as mowing and roller chopping in combination with fire as part of an integrated approach to create and maintain desired conditions.

A system of condition class measures was originally developed by The Nature Conservancy and the U.S. Forest Service in 2003 as an effort to assess ecosystem health. It was designed as Fire Regime Condition Class (FRCC) and it is based on a relative measure describing the degree of departure from the historical natural fire regime of a given system. This departure results in changes to one (or more) of the following ecological components: species composition, structural stages, stand age, canopy closure, or mosaic pattern. The District adapted the system in 2008 to measure ecosystem health and therefore land management effectiveness.

Annually, each burn zone is assigned a condition class score based upon the most recent disturbance and the fire frequency recommended for that natural community by FNAI. If FNAI recommends a fire return interval of 3-5 years, a natural community that has benefited from disturbance in the past 5 years is in condition class 1. If it has been more than 5 years but less than 10 years, or two cycles, the zone is in condition class 2. If it has been more than two times the fire return interval, but can still be recovered by fire, it would fall into condition class 3. If the natural community has gone without disturbance so long that fire alone can no longer restore the area, it is in condition class 4. The District staff will make annual condition class assessments and incorporate them into annual burn planning and work planning processes. In 2019, the condition class distribution of the Conservation Area's habitats was 74% Condition Class 1; 3% Condition Class 2; 13% Condition Class 3, and 11% Condition Class 4 (Figure 12).

All implementation of prescribed fire within the Preserve will be conducted in accordance with the District's Fire Management Plan, the Preserve Fire Management Plan (Appendix H), and the annual burn plan for the property.

Table 1 – Prescribed Fire History Since 2006

FMU #	Acreage	Burn Dates
1811	24	None
1812	35	None
1813	30	May 2014
1814	40	July 2010, September 2012
1815	58	April 2008, May and June 2010, June 2012, May 2014
1816	24	May 2010, August 2013
1817	109	February 2009, August 2011, May 2013, May 2014, April 2016

Table 1, cont. – Prescribed Fire History Since 2006

1818	94	April 2013, January 2018
1819	17	June 2012
18111	99	None
18112	20	September 2009
18113	57	April 2009, June 2012, May 2014
18114	23	April 2006, February 2013
18115	28	April 2009, June 2012, May 2014
18116	25	April 2006
18117	16	None
18118	12	None
18120	60	None
18121	2	None
18124	12	None
18125	77	February 2009, December 2011, May 2013, April 2016
18126	59	None
18127	73	February 2009, December 2011, May 2013, April 2016
18128	9	None
18129	31	None
18130	29	None
18131	11	None
18132	20	August 2013
18133	5	May 2010, August 2013
18134	11	May 2010, August 2013
18135	14	May 2010, August 2013

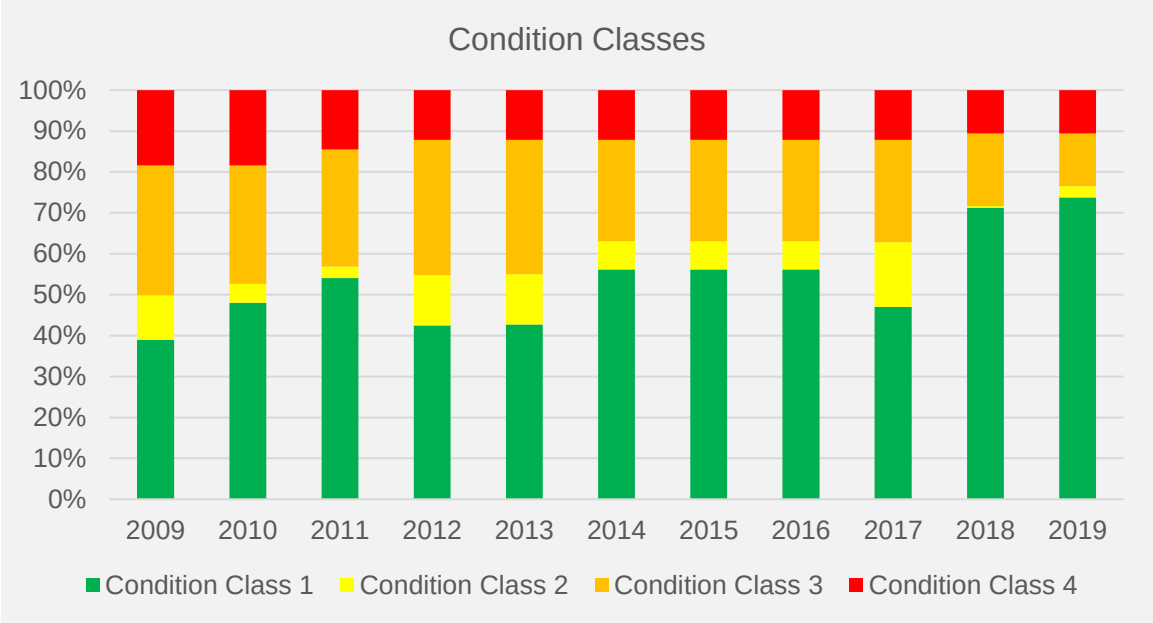

Figure 12 – Julington-Durbin Preserve condition classes from 2009 to 2019

4.4 Listed Species

To date, twenty-six listed species have been recorded at the Preserve. As restoration efforts continue it is likely that more listed species, particularly plants, will be found. Most of the listed animal species recorded on the site are wading birds associated with the floodplain marsh and swamps, and the ephemeral wetlands.

Management guidelines in the FWC's published Species Action Plans will be utilized for the management of imperiled, rare, and focal bird species. A short discussion follows for the notable listed species documented on the Preserve. Appendix F contains a list of listed species recorded on the Preserve.

Bartram's Ixia

Bartram's ixia (*Calydorea coelestina*), a Florida endangered plant, is endemic to eight northeast Florida counties, and occurs in wet and mesic flatwoods. According to the FNAI, there are approximately 60 known populations of Bartram's ixia, though many have not been observed in recent years and few of those populations occur on conservation land (FNAI 2001.) Bartram's ixia primarily flowers the spring/summer following a fire (or other disturbance) and less so following years without fire. District staff have documented two relatively small populations of Bartram's ixia on the Preserve.

Gopher Tortoise

The gopher tortoise (*Gopherus polyphemus*), a state threatened species occurs within the Preserve. In 2001, in the eastern portions of its range (Florida, Georgia, and South Carolina), the gopher tortoise was included on the U.S. Fish and Wildlife Service register as a candidate for listing. Management guidelines in the published FWC Gopher Tortoise Species

Management Plan will be used to guide management actions for the Gopher Tortoise on the Preserve.

District staff conducted a gopher tortoise survey of the Preserve in 2017 (appendix L). District staff will continue to coordinate gopher tortoise surveys with FWC, as able.

As a condition of the purchase and sale agreement, gopher tortoises from a portion of the neighboring development were relocated to the Preserve. In preparation for the relocation, the relocation site was mowed to improve habitat. Additional information – including a map of the relocation site and history of management actions conducted within the relocation site – can be found in Appendix L.

Butterflies

Eight species of butterflies tracked by the FNAI have been identified on the Preserve. The District will continue to rely on local experts to document these species. At this time, no additional management activities are being considered.

Black Creek Crayfish

Corklan Branch is a tributary of Durbin Creek, the confluence of these two waterbodies is within the Preserve. There are historical records of Black Creek crayfish from Corklan Branch dating back to 2001 (Moler 2021). In 2010, Black Creek crayfish were documented by FWC within the Preserve portion of Corklan Branch, adjacent to I-95. District staff will coordinate with FWC for periodic sampling of Black Creek crayfish.

4.5 Exotic and Invasive Species Management and Control

District staff performs periodic site surveys on the Preserve to identify populations of invasive plant species. Populations identified include Chinese tallow-tree, camphor tree, cogongrass, mimosa, and Japanese climbing fern. The District's Invasive Plant Management Program staff have developed and implemented a treatment schedule for all documented occurrences. All known occurrences of EPPC Category I and II invasive plants at the Preserve are currently at a maintenance level. However, the populations will continue to be monitored and treated as necessary.

Minimal signs of feral hog damage have been documented in recent years. The District currently has a hog removal contract with the United States Dept. of Agriculture that can be utilized if hog signs increase.

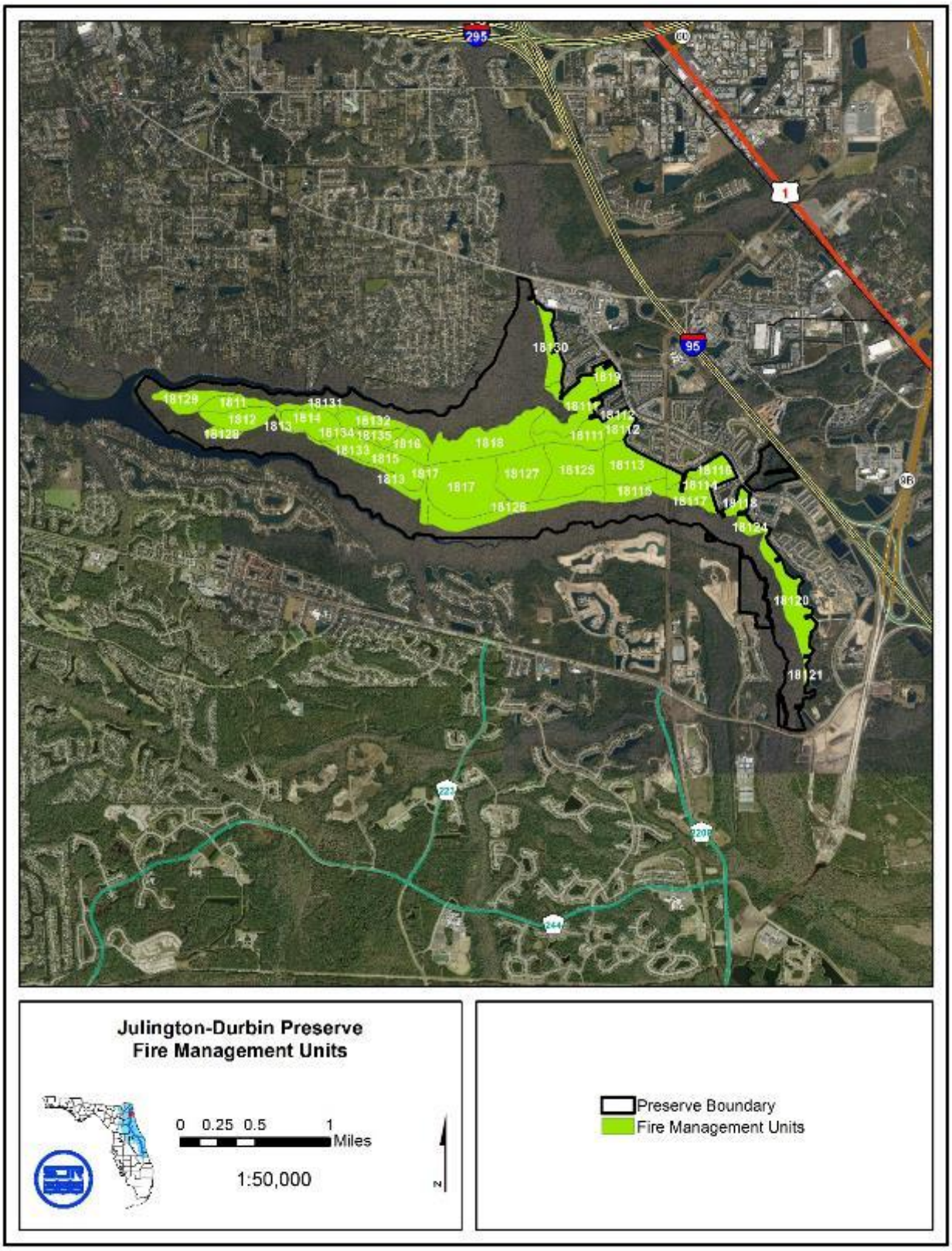

Figure 13 – Fire Management Units Map

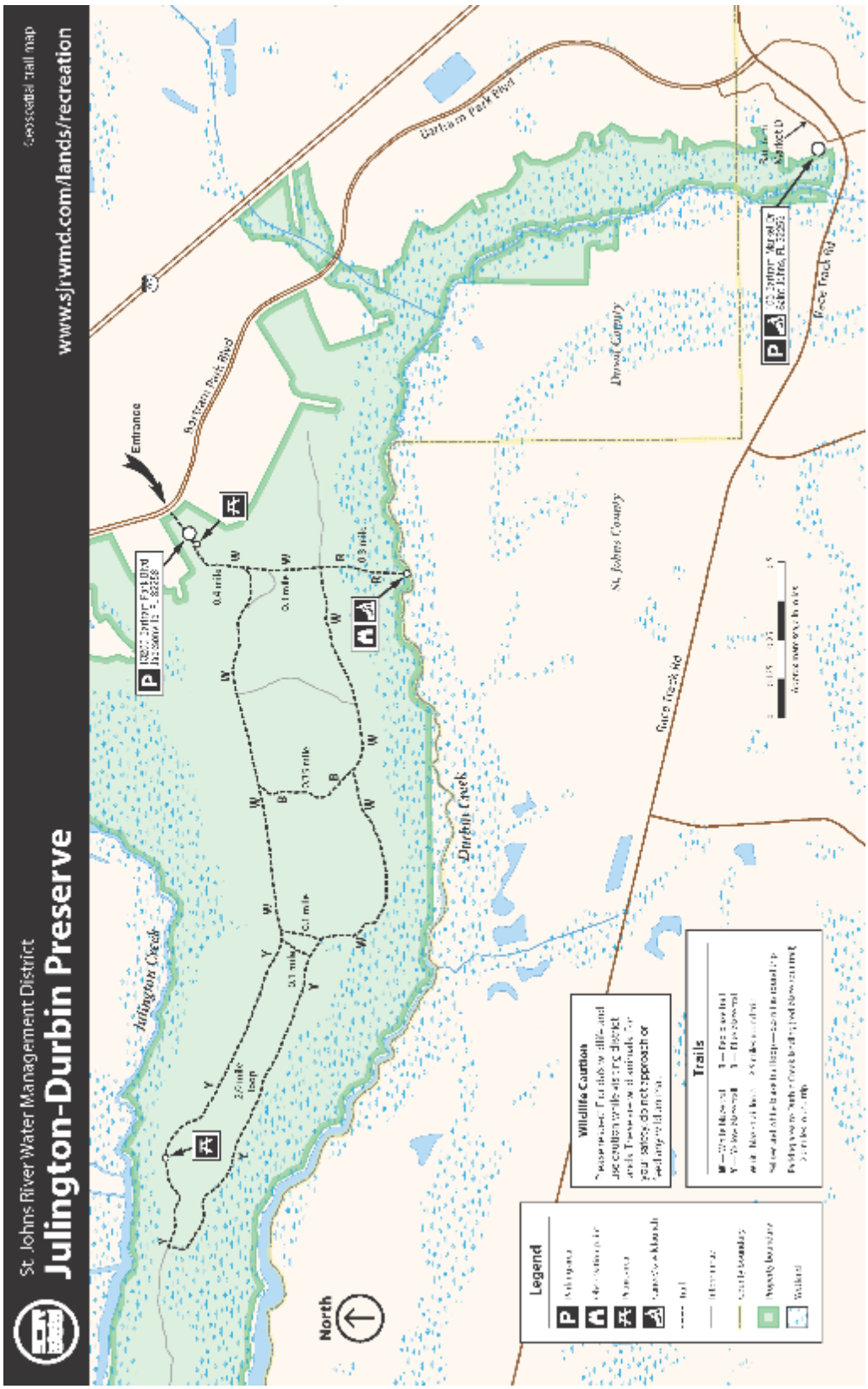

Figure 14 – Recreation Map

4.6 Public Access and Recreational Opportunities

The primary access point to the Preserve is from Bartram Park Boulevard in Mandarin. There is an entrance sign on the road. The facilities at the entrance area include a ½ acre stabilized parking area with handicapped parking; a short, paved walkway to a small picnic area; a wheelchair accessible portable restroom and an informational kiosk. The only other structures at the Preserve are two wooden bridges located on the Red-spur trail leading to Durbin Creek and scattered picnic tables, benches and hitching rails positioned along the trail system.

The Preserve provides approximately 6.5 miles of marked, multi-use trails that are popular for hiking, bicycling, horseback riding and cross-country running/jogging. These natural surface trails also serve as management roads and firebreaks. Other recreational opportunities offered at the Preserve includes fishing on Durbin Creek, geocaching and wildlife viewing/nature observation. The City's Parks Naturalist also schedules monthly environmental education programs and guided hikes that are advertised to the public.

Both Julington and Durbin Creeks, adjacent to the Preserve, are navigable by small boats and non-motorized recreational vessels. In May 2020, the developer of the surrounding Development of Regional Impact constructed an on-grade parking area, an approximately 400 ft. boardwalk and a canoe/kayak launch on Durbin Creek near the south end of the Preserve off Racetrack Road. Additional public waterway access is located nearby on Julington Creek at Hood Landing Road Boat Ramp, the south entrance of Palmetto Leaves Regional Park, and the boat ramp at Mandarin Park.

Several projects have been identified to improve public access and recreational opportunities at the Preserve. The popularity of the Preserve's trail system has grown quickly over the years to far exceed the original parking capacity and an expansion project is scheduled to begin in Fall of 2020. The parking lot will be expanded to the south into adjacent, previously disturbed area, approximately doubling the parking capacity. Other planned improvement projects include: installation of permanent restroom facilities at the trailhead; installation of up to two picnic shelters at the trailhead; development of a short, paved interpretive trail starting at the trailhead and creating an accessible loop with interpretive signage; construction of a small inclement weather and picnic shelter in the western portion of the trail network. Waterfront enhancement projects have been proposed for both of the Preserve's Creeks. At the end of the Red Trail, shoreline stabilization and/or a small fishing platform is proposed to enhance fishing access and provide a stabilized landing area for kayaks/canoes on Durbin Creek. A semi-improved shallow-draft vessel landing is proposed at the intersection of a maintained Preserve firebreak and Julington Creek. See Figure 14 for a recreation map.

4.7 Hydrological Preservation and Restoration

Surface water resources are largely intact and preservation was accomplished with acquisition. There are several ditches through the floodplain swamp on the Preserve that are at least 100 years old. Because hydrological impacts are very minor, and the ditches are mostly filled in, no restoration efforts are proposed for those ditches.

4.8 Forest Resource Management

The uplands within the Preserve have had a forest inventory completed. These data are verified and incorporated into the District's forest management database. Changes that may occur over time within the stands (Figure 17) resulting from growth, harvests, natural disturbances, and reforestation activities are also recorded in the database.

4.9 Cultural Resources

There are twenty-three documented cultural sites on the property according to the DHR Florida Master Site Files. The District will conduct land management activities in a manner that will provide protection for these sites and serve to reduce the potential for adverse impacts. If District staff discovers any additional sites, staff will document and report those sites to the DHR. Additionally, detrimental activities discovered on these sites will also be reported to the DHR and appropriate law enforcement agencies. Due to District and State policy, the location of the sites is not identified on public maps. The District will follow the management procedures outlined in "Management Procedures of Archaeological and Historical Sites and Properties on State-owned or Controlled Lands" (Appendix K). The Division of Historical Resources will be contacted regarding any significant ground-disturbing activity or any new sites. Additional information about the documented sites can be found in Appendix K.

4.10 Capital Facilities and Infrastructure

The facilities on the Preserve include a non-paved parking area/trailhead with concrete handicapped parking, a short concrete trail to a small picnic area, and two small wooden bridges to provide foot access to Durbin Creek.

Several projects have been identified to improve public access and recreational opportunities at the Preserve; as described in section 4.6. These projects would increase the capital facilities and infrastructure at the Preserve.

4.11 Optimal Boundary

All uplands adjacent to the Preserve are in residential or commercial development. There are no plans to establish an optimal boundary.

4.12 Research Opportunities

The District has in place a Special Use Authorization (SUA) process (Chapter 40C-9.360 FAC) for research projects and other uses. The applicant must provide reasonable assurance that the proposed use is consistent with the Land Management Plan and will not harm the natural or cultural resources of the property.

Recent scientific work on the property include plant and butterfly surveys, sawfly research, sinkhole research, and wildlife disease work.

4.13 Soil Conservation

The Preserve provides tremendous water resource protection benefits. These include flood protection to the surrounding area and water quality protection for Julington Creek, Durbin Creek, and the St. Johns River.

The District will follow all soil erosion and forestry best management practices at the Preserve.

4.14 Cooperating Agencies

The District is responsible for the Preserve's primary management responsibilities through a Trustees Cooperative Lease Agreement executed in 2006 (Appendix A). Additionally, the Preserve is cooperatively managed with the City. An Intergovernmental Cooperative Management Agreement (Appendix B) was executed between the two parties in 2009 defining the respective management roles. The City is responsible for the day-to-day activities such as recreation management, security, mowing and trash pick-up. The District is responsible for natural and cultural resource management.

The District cooperates with the DHR regarding the management of cultural resources and the Florida Fish and Wildlife Conservation Commission (FWC) regarding the management of wildlife resources and law enforcement.

4.15 Arthropod Control Plan

An Arthropod Control Plan has not been developed with the respective mosquito control districts.

5. Resource Management Goals and Objectives

The resource management goals described below are meant to be broad statements aimed at achieving desired future outcomes at the Preserve. The stated time period for short-term goals is less than two years and for long-term goals is up to ten years. All objectives in this plan are designated as long-term.

5.1 Habitat Restoration and Improvement

Goal: Maintain, improve or restore natural communities

Long-term

a. Maintain 1,214 acres of fire-adapted natural communities within a 2 to 4-year fire return interval.
b. Conduct habitat/natural community improvement, via mowing and/or roller chopping, in mesic flatwoods to increase the number of acres managed annually by the most natural means, prescribed fire.

c. Conduct forest inventory and timber marking as part of the Preserve-wide forest management program.

5.2 Listed Species Management

Goal: Maintain, improve, or restore listed species populations and habitats.

Long-term

a. Continue to make vegetation management decisions to support the Gopher Tortoise populations on Julington-Durbin Preserve thrive.
b. Coordinate with FWC, when possible, to conduct Gopher Tortoise monitoring.
c. Continue to make vegetative management decisions that will help the Bartram's ixia and other listed plant species populations thrive.

5.3 Public Access and Recreational Opportunities

Goal: Provide public access and recreational opportunities.

Long-term

a. Continue to maintain public access and recreational opportunities.
b. Pursue public access and recreation related capital facilities and infrastructure improvements.

5.4 Hydrological Preservation and Restoration

Goal: Protect water quality and quantity, restore hydrology to the extent feasible, and maintain the restored condition.

Long-term

a. To maintain and enhance natural hydrological functions, install and maintain low water crossings and culverts as appropriate.

5.5 Exotic and Invasive Species Maintenance and Control

Goal: Manage invasive plants and animals at maintenance control levels.

Long-term

a. Maintain a database on any locations of invasive and/or exotic plants species.
b. Treat invasive plant and/or exotic species, as they are located and prevent further infestation.
c. Continue to monitor the feral hog population and assess the need for a trapper.

5.6 Capital Facilities and Infrastructure

Goal: Develop and maintain the capital facilities and infrastructure necessary to meet the goals and objectives of this management plan.

Long-term

a. Maintain the existing parking area/kiosk
b. Maintain the approximately 8.5 miles of management roads.
c. As necessary, maintain, improve, or repair 6.5 miles of existing trails.
d. Maintain approximately 2 miles of perimeter fence.
e. Provide law enforcement utilizing security contractor.
f. Construct a small inclement weather and picnic shelter in the western portion of the trail network.
g. Expand parking lot.
h. Install permanent restroom.
i. Install up to 2 picnic shelters at trailhead area
j. Conduct annual inspection and report on the condition of the approximately 400 ft. boardwalk, a canoe/kayak launch, and associated parking area on Durbin Creek near the south end of the Preserve off Racetrack Road.
k. Install kayak landing on Julington Creek and enhancements to Durbin Creek landing.
l. Install a short interpretive trail.

5.7 Cultural Resources

Goal: Protect, preserve, and maintain the cultural resources of the Preserve.

Long-term

a. Monitor, protect, and preserve the four documented Master Sites in accordance with DHR procedures.
b. Ensure all known sites are recorded in the Florida Department of State's Florida Master Site file.
c. Work with the Florida Public Archaeological Network to document any new sites.

5.8 Research Opportunities

Goal: Explore and pursue cooperative research opportunities.

Long-term

a. Continue to cooperate with researchers and universities as appropriate.
b. Continue to assess the need for, and pursue research and environmental education partnership opportunities, as appropriate.

5.9 Outreach

Goal: Provide information to neighbors and homeowners regarding management activities, particularly prescribed burns.

Long-term

a. Continue to work closely with neighbors and user groups to help educate the public regarding the management activities on Julington-Durbin Preserve.

6. Ten-year Implementation Schedule, Measures, and Cost Estimates

GOAL 5.1	Maintain, improve or restore natural communities	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Maintain 1,214 acres of fire-adapted natural communities within a 2 to 4-year burn return interval	Acres burned	LT	$17,997	$179,970
Objective B	Conduct habitat/natural community improvement in mesic flatwoods to increase the number of acres maintained by prescribed fire	Acres burned	LT	$1,869	$18,690
Objective C	Conduct forest inventory and timber marking as part of the Preserve-wide forest management program.	Acres inventoried and marked	LT	$504	$5,040
GOAL 5.2	Maintain, improve, or restore listed species populations and habitats.	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Continue to make vegetation management decisions that will help the Gorpher tortoise and other listed faunal populations on the Preserve	Acres of suitable habitat	LT	-	-
Objective B	Coordinate with FWC, when possible, to conduct Gopher Tortoise monitoring.	Monitoring conducted	LT	-	-
Objective C	Continue to make vegetative decisions that will help the Bartram's ixia and other listed plant species populations thrive	Acres treated	LT	-	-
GOAL 5.3	Provide public access and recreational opportunities.	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Continue to maintain public access and recreational opportunities.	Sites maintained	LT	$1,600	$16,000
Objective B	Pursue public access and recreation related capital facilities and infrastructure improvements.	Capital facilities and infrastructure improvements pursued	LT	-	-
GOAL 5.4	Protect water quality and quantity, restore hydrology, and maintain the restored condition.	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Install and maintain low water crossings and culverts as appropriate.	Features installed and/or maintained	LT	$1,000	$10,000
GOAL 5.5	Remove invasive plants and animals and conduct needed maintenance/control	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Maintain a database on any locations of invasive exotic plant species	Database maintained	LT	-	-
Objective B	Treat all invasive exotic plant species and prevent further infestations	Acres treated	LT	$2,679	$26,790
Objective C	Continue to monitor the hog population and institute control measures on feral hogs, where needed	Number of hogs removed	LT	-	-
GOAL 5.6	Develop and maintain the capital facilities and infrastructure necessary to meet the goals and objectives of this management plan.	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Maintain the existing parking area/kiosk	Facilities maintained	LT	$2,832	$28,320
Objective B	Maintain the approximately 8.5 miles of roads.	Roads maintained	LT	$750	$7,500

6. Ten-year Implementation Schedule, Measures, and Cost Estimates, cont.

Objective C	As necessary, maintain, improve, or repair 6.5 miles of existing trails.	Trails maintained	LT	$940	$9,400
Objective D	Maintain approximately 2 miles of perimeter fence.	Fence maintained	LT	$1,821	$18,210
Objective E	Provide law enforcement utilizing security contractor.	Enforcement hours	LT	$2,000	$20,000
Objective F	Construct a small inclement weather and picnic shelter in the western portion of the trail network.	Shelter built	LT	-	$30,000
Objective G	Expand parking lot.	Area (sqft) expanded	ST	-	$80,000
Objective H	Install permanent restroom.	Restroom installed	LT	-	$350,000
Objective I	Install 2 picnic shelters	Picnic shelters installed	LT	-	$80,000
Objective J	Conduct annual inspection and report on the condition of the kayak landing and associated facilities (boardwalk, parking area, etc.)	Kayak landing inspection report	LT	-	-
Objective K	Install kayak landing on Julington Creek and enhancements to Durbin Creek landing.	Shoreline enhanced	LT		$60,000
Objective L	Install a short interpretive tail.	Trail installed	LT		$100,000
GOAL 5.7	Protect, preserve, and maintain the cultural resources of the Preserve.	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Continue to monitor, protect, and preserve the documented Master Sites in accordance with DHR procedures.	Sites protected	LT	-	-
Objective B	Ensure all known sites are recorded in the Florida Department of State's DHR Master Site file.	All sites recorded	LT	-	-
Objective C	Work with the Florida Public Archaeological Network to document new sites	Site protected	LT	-	-
GOAL 5.8	Explore and pursue cooperative research opportunities.	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Continue to cooperate with researchers and universities as appropriate.	Issue appropriate authorization	LT	-	-
Objective B	Continue to assess the need for, and pursue research and environmental education partnership opportunities, as appropriate.	Partnerships created	LT	-	-
GOAL 5.9	Goal: Provide information to neighbors and homeowners regarding management activities, particularly prescribed burns.	**MEASURE**	**PLANNING PERIOD**	**ESTIMATED COST (per year)**	**ESTIMATED COST (10 year)**
Objective A	Continue to work closely with neighbors and user groups to help educate the public regarding the management activities on Julington-Durbin Preserve.	Number of outreach programs completed	LT	-	-
ESTIMATED COST TOTALS				$33,992	$1,039,920

7. Resource Management Challenges and Strategies

The greatest resource management challenge at the Preserve is the high degree of wildland-urban interface. None of the boundary of the Preserve is more than 1,500 feet from residential or commercial development. As a result, prescribed fire, in particular smoke management, becomes very difficult. The burn window and smoke-shed are very restricted.

8. Analysis/description of other managing agencies and private land managers, if any, which could facilitate the restoration or management of the land.

The following management and restoration activities are provided by private vendors and managed by the COJ.

- Parking area and trail mowing
- Trash disposal
- Restroom maintenance
- Capital improvements

9. Accomplished Objectives from 2006 Management Plan

Resource Management Goals and Objectives	**Progress**
WATER RESOURCE PROTECTION	
Cooperate with the City in managing recreation access away from wetland areas	100%, on-going
FIRE MANAGEMENT	
Develop annual work plans and implement	100%, on-going
FOREST MANAGEMENT	
Continue removal of off-site species (*e.g.* sand pine).	75%- on-going
Develop reforestation strategy for areas thinned prior to acquisition and areas of sand pine removal, begin to incorporate into annual plans.	100%
Determine areas in which thinning may be necessary.	100%
Develop and implement annual plans	
EXOTIC PLANTS and ANIMALS	

Look for new invasive plant populations	100%
Continually monitor populations for treatment success.	100%- on-going
Monitor need for feral hog removal efforts.	100%- none needed at this time

CULTURAL RESOURCES

Document and report any new sites to the DHR.	100%
Evaluate all land management activities to eliminate or minimize disturbances to sites.	100%
Coordinate with DHR regarding Sampson's Grade pilings in Durbin Creek.	DHR was consulted.

Land Use Management

ACCESS

Install and maintain parking area/bathroom	COJ- 80%
Install kayak/canoe launch	100%
Evaluate need for additional pedestrian walk-throughs	None requested or planned.

RECREATION

Blaze trail system	COJ- 100%
Install picnic area	COJ- 100%
Develop interpretation materials	COJ- 100%

ENVIRONMENTAL EDUCATION

Hire education contractor [staff]	COJ- 100%
Develop kiosk materials	100%
Develop interpretive trail	No

Monitor Betsy Wood Fellowship participants	Complete
COOPERATIVE AGREEMENTS	
Maintain agreement between State-District and District-City	100%
Consider other opportunities for partnerships	100%
SECURITY	
Maintain fencing and gates	100%
Regular patrol of the Preserve by appropriate City staff	100%, augmented by District security contractor

10.Compliance with Federal, State, and Local Government Requirements

Management of the Preserve under the multiple-use concept complies with the State Lands Management Plan. This plan also conforms with the City of Jacksonville Comprehensive Plan (see Appendix I).

11.Revenue and Expenses

In an average year, the revenue generated by this property is approximately $1,800 and the expenses are approximately $34,000. Table 2 summarizes the projected expenses and revenue over the next ten years incurred by the District and the City.

Table 2 – Projected Expenses and Revenue at Julington-Durbin Preserve 2020-2029

PROJECTED EXPENSES

Activity	Unit	Total Expense Over 10 Years	Agency Responsibility
Invasive plant management	115 acres	$26,790	District
Prescribed Fire	4,864 acres	$179,970	District
Security contractor	416 hours	$20,000	District
Road Maintenance	8.5 miles	$7,500	District and City
Hydrologic improvement/ maintenance	Culverts/low water crossings installed/ maintained	$10,000	District
Mowing (roads, trails, and parking area)	177 acres	$28,320	City
Trail Maintenance	6.5 miles	$9,400	City
Portable Restroom Rental		$6,000	City
Trash Disposal		$10,000	City
Drum Chopping and mowing	267 acres	$18,690	District
Fence Maintenance	2 miles	$18,210	District
Trail shelter	1 shelter	$30,000	City
Expand parking lot	1 parking lot	$80,000	District and City
Install restroom	1 restroom	$350,000	City
Install picnic shelters	2 shelters	$80,000	District
Waterfront enhancement	Shorelines stabilized and/or fishing platforms	$60,000	City
Interpretive trail	0.25 mile paved trail	$100,000	City

Table 2, cont. – Projected Expenses and Revenue at Julington-Durbin Preserve 2020-2029

PROJECTED EXPENSES

Activity	Unit	Total Expense Over 10 Years	Agency Responsibility
Timber Marking	31 acres	$1,240	District
Forest Inventory	152 plots	$3,800	District
Staff time	3,780 hours	$108,510	District
Staff time	2,080 hours	$52,000	City
Sub-total	**City**	**$645,720**	
Sub-total	**District and City**	**$87,500**	
Sub-total	**District**	**$467,210**	
Total		**$1,200,430**	

PROJECTED REVENUE

Activity	Unit	Total Revenue Over 10 Years	Agency Responsibility
Timber Harvest (Thinning)	769 Tons	$17,772	District
Total		**$17,772**	

12.References

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APPENDIX A – TRUSTEES LEASE

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

2006.96 Acres

COOPERATIVE LEASE AGREEMENT
JULINGTON-DURBIN PENINSULA

Lease Number 4402

This Lease is made and entered into this 8th day of August, 2006, between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA (as to its undivided 75% interest), hereinafter referred to as "LESSOR", and the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, hereinafter referred to as the "LESSEE",

W I T N E S S E T H:

WHEREAS, the LESSOR and LESSEE jointly hold title to certain lands and property being utilized by the State of Florida 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 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; and

WHEREAS, the LESSEE ensured the acquisition of the property subject to this Lease for the public benefit by purchasing an undivided 25% interest in said property.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements hereinafter contained, LESSOR leases its undivided 75 % in and to 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 Julington-Durbin Peninsula property, is situated primarily in the County of Duval, State of Florida, with a small portion in the County of St Johns, Florida, and is more particularly described in Attachment "A" and attached hereto and hereinafter called the "Leased Premises".

3. TERM: The term of this Lease shall be for a period of fifty years, commencing on August 8, 2006 and ending August 7, 2056, unless sooner terminated pursuant to the provisions of this lease. Thereafter, this Lease may be renewed upon the mutual consent of the parties for an additional period of fifty years.

4. PURPOSE: The LESSEE shall manage the Leased Premises only for the conservation and protection of natural and historical resources and for 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 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. 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. LESSORS' RIGHTS:

A. 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 8, 2001, and attached hereto as Attachment "B".

B. LESSEE may engage in construction or other activities necessary for water management purposes on the Leased Premises provided that such construction or activities are consistent with the approved Management Plan.

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 months of the effective date of this Lease. LESSEE shall prepare all sections of the Management Plan applicable to natural and historical resources protection. LESSEE shall prepare all sections of the Management Plan applicable to resource based public recreation, education, access, and "day to day" maintenance. 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 ten (10) 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 the 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: Subject to the provisions and limitations of Section 768.28, Florida Statutes, LESSEE is self-insured.

13. LIABILITY: No party to this Lease is responsible for any personal injury and property damage due to the acts or omissions of the other party, its officers, employees and agents. The LESSOR and other governmental agencies or organizations involved in management related activities on the Leased Premises shall, throughout the term of this Lease, provide, maintain, and keep in force a program of insurance or self-insurance covering its liabilities as prescribed by Section 768.28, Florida Statutes. Nothing in this Lease shall be construed as a waiver of the LESSOR'S or LESSEE'S sovereign immunity under Section 768.28, Florida Statutes, or any other provision of law. In addition, nothing contained herein shall be construed as a waiver of limitations of liability which may be enjoyed by the Lessor and LESSEE as landowners providing land to the public for outdoor recreational purposes, as provided in Section 373.1395, Florida Statutes, or any other law providing limitations on claims against the landowner.

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 the 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 LESSOR'S undivided 75% interest in the Leased Premises to the LESSOR. In the event no further use of the Leased Premises or any part thereof is needed, written notification shall be made to LESSOR at least one (1) year prior to the release of all or any part of the Leased Premises. Notification shall include a legal description, this Lease and parcel number, and an explanation of the release. The release shall be valid only if executed with the same formality as this Lease. Upon termination of this Lease, an undivided 75% of all improvements, including both physical structures and modifications to the Leased Premises deemed by the LESSEE and the LESSOR as "permanent" shall become the property of the LESSOR. All improvements, including both physical structures and modifications to the Leased Premises deemed by the LESSEE and the LESSOR to be "temporary" shall be removed at the discretion of LESSOR and the expense borne by the LESSEE. The LESSOR shall give written notice to the LESSEE of its intent to remove such temporary improvements prior to the termination of this Lease. The remaining improvements shall become the property of the LESSOR. Prior to surrender of all or any part of the leased premises, LESSOR'S representatives shall perform an onsite inspection. If the leased premises and improvements located thereon do not meet all conditions set forth in paragraph 24 herein, LESSEE shall pay all costs necessary to meet the prescribed conditions.

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 three (3) 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 for the Leased Premises, 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 parties.

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.

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.

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.

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

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

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

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

27. VIOLATIONS: If the LESSOR, in its sole opinion, determines that LESSEE has committed a violation of this Lease, LESSOR will notify LESSEE in writing as to the

nature of the violation and LESSOR and LESSEE shall mutually agree 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 agreed upon by LESSOR and LESSEE 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 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 LESSORS 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: Fee title to the Leased Premises is held by LESSOR and LESSEE. LESSEE 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 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 materially damages or depreciates the value of the Leased Premises or adjacent properties, or any part thereof.

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 material man'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 LESSEE shall pay same within thirty (30) days after receiving written notice thereof from LESSOR. LESSEE shall be responsible for 25% of payments in-lieu-of taxes required under Sections 373.5905 and 259.0322, Florida Statutes, or any successor statute. In the event the LESSEE fails to pay all the lawful taxes assessed or levied on the Leased Premises within thirty (30) days after receiving written notice thereof from LESSOR, the LESSOR may, at its sole option, pay said taxes subject to immediate reimbursement thereof in full together with any interest thereon at the maximum rate allowed by law and any administrative costs thereof incurred by LESSOR, including reasonable attorney's fees. 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, their 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 water or resource management activities. LESSOR shall coordinate all construction or maintenance of water management facilities within the Leased Premises with LESSEE and shall comment on the need for any such facilities or activities when reviewing the Management Plan required by this Lease.

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
	And
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 there above.

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 Leased Premises are 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 or LESSEE as it now or hereafter exists under applicable laws, rules, and regulations.

48. ADMINISTRATIVE FEE: LESSEE shall pay LESSOR an annual administrative fee of $300. The initial annual administrative fee shall be payable within thirty days from the date of execution of this lease agreement 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 to June 30. Each annual payment thereafter shall be due and payable on July 1 of each subsequent year.

49. FUNDING: Any reference in this Lease to funding or payment of costs or expenses to be borne by the LESSEE shall be contingent upon the availability of funds by LESSEE for such purpose.

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

Witness
Operations and Management

By: Gloria C. Nelson,

Consultant Manager
Bureau of Public Land

Administration
Print/Type Witness Name
Protection

Division of State Lands
Department of Environmental

Witness

Print/Type Witness Name

"LESSOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 8th day of August 2006, 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.

Notary Public, State of Florida

Print/Type Notary Name

Sylvia S. Roberts
Commission # DD468884
Expires September 6, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Commission Number:

Approved as to Form
and Legality

By:
DEP Attorney

Commission Expires:

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

By: _____
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

_____
Witness

William J.B. Miller
Print/Type Witness Name

"LESSEE"

_____
Witness

SHARON G. CARLIN
Print/Type Witness Name

STATE OF FLORIDA
COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me this 31 day of July 2006, 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.

SHARON G. CARLIN
MY COMMISSION # DD 336830
EXPIRES: October 29, 2008
Bonded Thru Notary Public Underwriters

_____
Notary Public, State of Florida

SHARON G. CARLIN
Print/Type Notary Name

Commission Number: DD336830

Commission Expires: 10/29/08

Approved as to Form
and Legality

By: _____
for Stan Niego, Senior Assistant General Council
Office of General Counsel

EXHIBIT "A"

LEGAL DESCRIPTION

TRACTS 1, 2, 2A, 2B, 2C, AND 2D, LESS AND EXCEPT EXCEPTIONS 1 THROUGH 15, DUVAL AND ST. JOHNS COUNTIES, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

TRACT 1:

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

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

96.83 FEET; THENCE NORTH 55°31'45" EAST, 97.27 FEET; THENCE NORTH 42°33'10" EAST, 93.57 FEET; THENCE NORTH 15°36'46" EAST, 68.16 FEET; THENCE NORTH 26°53'23" EAST, 98.01 FEET; THENCE NORTH 04°51'56" EAST, 158.63 FEET; THENCE NORTH 07°19'19" EAST, 120.63 FEET; THENCE NORTH 08°02'11" EAST, 134.88 FEET; THENCE NORTH 11°26'11" WEST, 72.91 FEET; THENCE NORTH 57°16'15" WEST, 45.59 FEET; THENCE NORTH 34°46'30" EAST, 70.12 FEET; THENCE NORTH 54°42'12" EAST, 65.07 FEET; THENCE SOUTH 87°12'58" EAST, 33.86 FEET; THENCE NORTH 39°02'51" EAST, 100.90 FEET; THENCE NORTH 69°47'15" EAST, 89.33 FEET; THENCE NORTH 50°10'30" EAST, 54.70 FEET; THENCE NORTH 25°35'54" EAST, 67.51 FEET; THENCE NORTH 31°47'36" EAST, 36.84 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

EXCEPTION NO. 15

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 2386.46 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64); THENCE SOUTH 40°25'29" EAST, ALONG LAST SAID LINE, 7023.41 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 82°23'16" WEST, 860 FEET, MORE OR LESS TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1150, PAGE 289 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID SOUTHEASTERLY LINE LYING 17.00 FEET SOUTHEASTERLY OF THE THREAD, RUN, OR LOWEST CONTOUR OF THE NORTHERLY FORK OF CORKLAN BRANCH, AND TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT A; THENCE RETURN TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 40°25'29" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, A DISTANCE OF 95.19 FEET; THENCE SOUTH 82°23'16" WEST, 1040 FEET, MORE OR LESS TO THE AFORESAID SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1150, PAGE 289; THENCE NORTHERLY AND EASTERLY, ALONG LAST SAID LINE, 225 FEET, MORE OR LESS TO SAID REFERENCE POINT A, AND TO CLOSE.

RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS TRACT 1 SOLELY FOR UNPAVED INGRESS AND EGRESS TO THE PROPERTY DESCRIBED AS "EXCEPTION

NO. 15" FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS WITHIN THE EXCEPTION NO. 15 PROPERTY; PROVIDED, HOWEVER THAT UPON CONSTRUCTION OF AN UNPAVED ROAD FOR SUCH LIMITED PURPOSES, GRANTOR SHALL PREPARE AND EXECUTE AN INSTRUMENT REASONABLY ACCEPTABLE TO GRANTEE LIMITING GRANTOR'S EASEMENT RIGHTS TO THE LOCATION OF THE CONSTRUCTED ROAD. IN THE EVENT THAT NO SUCH LIMITING DOCUMENT IS FILED IN THE PUBLIC RECORDS WITHIN THREE YEARS OF THE EFFECTIVE DATE OF THIS WARRANTY DEED, THE EASEMENT FOR INGRESS AND EGRESS GRANTED HEREIN SHALL TERMINATE WITHOUT THE NEED FOR FURTHER ACTION BY ANY PARTY.

TOGETHER WITH:

TRACT 2

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY

AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 3: CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 358.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°31'59" WEST, 358.19 FEET TO THE POINT OF TANGENCY, SAID POINT HEREINAFTER REFERRED TO AS REFERENCE POINT A; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST,

366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST, 1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 135.07 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH 64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET; THENCE NORTH 52°50'57" EAST, 700.88 FEET; THENCE NORTH 10°08'02" EAST, 335.05 FEET; THENCE NORTH 29°31'35" EAST, 110.11 FEET; THENCE NORTH 58°03'59" EAST, 106.66 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 417.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°20'12" EAST, 415.26 FEET; THENCE SOUTH 38°00'34" WEST, 141.86 FEET; THENCE SOUTH 01°53'32" WEST, 210.88 FEET; THENCE SOUTH 13°24'43" WEST, 308.28 FEET; THENCE SOUTH 08°21'39" EAST, 189.05 FEET; THENCE SOUTH 43°17'29" EAST, 302.20 FEET; THENCE NORTH 86°51'31" EAST, 100.00 FEET; THENCE SOUTH 67°47'52" EAST, 540.96 FEET; THENCE SOUTH 07°06'24" WEST, 165.83 FEET; THENCE SOUTH 44°55'49" WEST, 168.91 FEET; THENCE SOUTH 18°53'04" EAST, 221.15 FEET; THENCE SOUTH 41°03'24" EAST, 749.47 FEET; THENCE SOUTH 17°10'39" EAST, 511.78 FEET; THENCE SOUTH 52°42'37" EAST, 335.86 FEET; THENCE NORTH 74°30'57" EAST, 245.80 FEET; THENCE SOUTH 27°54'04" EAST, 214.27 FEET; THENCE SOUTH 48°04'53" WEST, 176.04 FEET; THENCE SOUTH 06°17'05" WEST, 281.60 FEET; THENCE SOUTH 24°55'19" EAST, 157.18 FEET; THENCE SOUTH 16°00'38" EAST,

148.34 FEET; THENCE SOUTH 35°04'35" EAST, 216.71 FEET; THENCE SOUTH 74°11'55" EAST, 235.48 FEET; THENCE SOUTH 21°33'32" EAST, 100.36 FEET; THENCE SOUTH 12°45'16" WEST, 231.01 FEET; THENCE SOUTH 40°17'20" EAST, 304.03 FEET; THENCE SOUTH 23°49'55" WEST, 231.09 FEET; THENCE SOUTH 48°22'03" WEST, 162.98 FEET; THENCE SOUTH 04°54'43" WEST, 519.42 FEET; THENCE SOUTH 76°38'20" EAST, 53.60 FEET; THENCE SOUTH 52°12'16" EAST, 122.90 FEET; THENCE SOUTH 16°37'38" WEST, 67.39 FEET; THENCE SOUTH 35°49'15" WEST, 176.88 FEET; THENCE SOUTH 05°23'18" WEST, 158.78 FEET; THENCE SOUTH 41°05'50" WEST, 222.30 FEET; THENCE SOUTH 19°11'05" EAST, 189.15 FEET; THENCE SOUTH 14°02'06" EAST, 154.06 FEET; THENCE SOUTH 05°06'00" WEST, 281.43 FEET; THENCE SOUTH 25°49'11" WEST, 70.84 FEET; THENCE SOUTH 32°02'10" WEST, 143.92 FEET; THENCE SOUTH 01°23'13" EAST, 194.46 FEET; THENCE SOUTH 84°04'29" EAST, 141.05 FEET; THENCE NORTH 48°17'58" EAST, 85.96 FEET; THENCE NORTH 62°03'30" EAST, 101.02 FEET; THENCE NORTH 78°41'14" EAST, 44.99 FEET; THENCE SOUTH 09°42'04" EAST, 167.13 FEET; THENCE SOUTH 56°09'55" WEST, 236.51 FEET; THENCE NORTH 81°16'27" WEST, 128.33 FEET; THENCE SOUTH 60°38'08" WEST, 136.82 FEET; THENCE SOUTH 02°18'47" WEST, 231.52 FEET; THENCE SOUTH 33°22'05" WEST, 260.91 FEET; THENCE SOUTH 38°24'05" EAST, 666.45 FEET TO A LINE LYING 134.00 FEET NORTHERLY OF AND PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD (A 66 FOOT RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78000-2528 AS NOW ESTABLISHED) AND THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING TWO(2) COURSES AND DISTANCES; COURSE NO. 1: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 878.35 FEET, AN ARC DISTANCE OF 775.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°19'13" WEST, 750.52 FEET TO THE POINT OF TANGENCY; COURSE NO. 2: NORTH 70°23'16" WEST, 156 FEET, MORE OR LESS, TO THE EASTERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE EASTERLY AND NORTHERLY SHORELINE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK, 15,700 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 25, SAID SOUTH LINE BEARING NORTH 88°47'53" EAST, FROM THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE SOUTH 88°47'53" WEST, ALONG LAST SAID LINE, 890 FEET, MORE OR LESS, TO SAID SOUTHWEST CORNER OF SECTION 25, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 88°44'46" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 2745 FEET, MORE OR LESS, TO THE AFORESAID NORTHERLY SHORELINE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY AND EASTERLY ALONG SAID NORTHERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK AND ALONG THE EASTERLY SHORELINE/MEAN HIGH WATER LINE OF JULINGTON CREEK AND ALONG THE SOUTHERLY

SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF SAID JULINGTON CREEK, A DISTANCE OF 23,400 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 27, ALSO BEING THE WEST LINE OF SAID SECTION 26; THENCE SOUTH 00°52'56" WEST, ALONG LAST SAID LINE, 1035 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 26; THENCE NORTH 88°36'13" EAST, ALONG LAST SAID LINE, 1322.91 FEET TO THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 26; THENCE NORTH 01°11'54" EAST, ALONG LAST SAID LINE, 582 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID SOUTHERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK, A DISTANCE OF 3,100 FEET, MORE OR LESS, TO THE SOUTH LINE OF TRACT A, AS SHOWN ON THE PLAT OF JULINGTON COUNTRY CLUB ESTATES, AS RECORDED IN PLAT BOOK 28, PAGES 41 AND 41B, OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 88°25'26" EAST, ALONG LAST SAID LINE, 160 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TRACT A; THENCE NORTH 01°40'45" WEST, ALONG LAST SAID LINE, 300 FEET, MORE OR LESS, TO THE AFORESAID EASTERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, 2,800 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE NORTH 88°13'59" EAST, ALONG LAST SAID LINE, 22 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 23, ALSO BEING THE WEST LINE OF SAID SECTION 24; THENCE NORTH 01°15'52" WEST, ALONG LAST SAID LINE, 44 FEET, MORE OR LESS, TO THE AFORESAID EASTERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE NORTHERLY, ALONG LAST SAID LINE, 1,300 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED LINE LYING 60.00 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD, SAID LINE BEARING NORTH 73°46'32" WEST FROM THE AFORESAID REFERENCE POINT A; THENCE SOUTH 73°46'32" EAST, ALONG LAST SAID LINE, 79 FEET, MORE OR LESS, TO SAID REFERENCE POINT A, AND TO CLOSE.

TOGETHER WITH:

PARCEL 2A

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

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 6; THENCE SOUTH 01°22'57" EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 6, A DISTANCE OF 380 FEET, MORE OR LESS TO THE WESTERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°22'57" EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 6, A DISTANCE OF 1120 FEET, MORE OR LESS TO AN INTERSECTION OF A LINE LYING 134 FEET NORTHERLY OF AND PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD, (A 66 FOOT RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78000-2528); THENCE SOUTH 70°23'16" EAST, ALONG LAST SAID LINE, 192 FEET, MORE OR LESS TO THE WESTERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE NORTHERLY ALONG LAST SAID LINE, 1375 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2B

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

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

TOGETHER WITH:

PARCEL 2C

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

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

TOGETHER WITH:

PARCEL 2D

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

BEGIN AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SAID SECTION 30; THENCE NORTH 00°04'31" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 285 FEET, MORE OR LESS TO THE SOUTHERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE SOUTHEASTERLY ALONG LAST SAID LINE, 445 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 30; THENCE SOUTH 87°32'06" WEST, ALONG LAST SAID LINE, 300 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 1:

A PORTION OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 26; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 26, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 88°36'13" EAST, 464.35 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUING NORTH 88°36'13" EAST, 623.53 FEET; THENCE SOUTH 01°11'54" WEST, 12.59 FEET; THENCE SOUTH 89°45'39" WEST, 623.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 2

A PORTION OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID

CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 288.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 15°27'14" EAST, 80.00 FEET; THENCE SOUTH 74°32'46" WEST, 200.00 FEET; THENCE NORTH 15°27'14" WEST, 80.00 FEET; THENCE NORTH 74°32'46" EAST, 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 3

A PORTION OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 36.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21°00'11" EAST, 80.20 FEET; THENCE SOUTH 64°56'24" WEST, 254.83 FEET; THENCE NORTH 25°03'36" WEST, 80.00 FEET; THENCE NORTH 64°56'24" EAST, 260.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 4

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC

OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 42.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 67°32'01" EAST, 80.00 FEET; THENCE SOUTH 22°27'59" WEST, 200.00 FEET; THENCE NORTH 67°32'01" WEST, 80.00 FEET; THENCE NORTH 22°27'59" EAST, 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 5

A PORTION OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH

13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 53.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38°36'40" EAST, 100.00 FEET; THENCE SOUTH 51°23'20" WEST, 300.00 FEET; THENCE NORTH 38°36'40" WEST, 100.00 FEET; THENCE NORTH 51°23'20" EAST, 300.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 6

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO.

3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST,

22.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°28'39" EAST, 150.62 FEET; THENCE SOUTH 61°34'00" WEST, 42.24 FEET; THENCE NORTH 13°59'21" WEST, 42.87 FEET; THENCE SOUTH 67°41'40" WEST, 316.67 FEET; THENCE NORTH 22°18'20" WEST, 80.00 FEET; THENCE NORTH 67°41'40" EAST, 328.37 FEET; THENCE NORTH 13°59'21" WEST, 29.76 FEET; THENCE NORTH 70°34'20" EAST, 63.49 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 7

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 153.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 13°07'39" EAST, 80.00 FEET; THENCE SOUTH 76°52'21" WEST, 200.00 FEET; THENCE NORTH 13°07'39" WEST, 80.00 FEET; THENCE NORTH 76°52'21" EAST, 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 8

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST,

312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST, 1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.64 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 24.34 FEET; THENCE SOUTH 10°09'51" WEST, 628.72 FEET; THENCE NORTH 79°50'09" WEST, 80.00 FEET; THENCE NORTH 10°09'51" EAST, 591.84 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 9

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST,

312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST, 1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 135.07 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH 64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 52°50'57" EAST, 85.80 FET; THENCE SOUTH 15°58'12" EAST, 231.00 FEET; THENCE SOUTH 74°01'48" WEST, 80.00 FEET; THENCE NORTH 15°58'12" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 10

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID

CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST, 1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 135.07 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH 64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET; THENCE NORTH 52°50'57" EAST, 700.88 FEET; THENCE NORTH 10°08'02" EAST, 335.05 FEET; THENCE NORTH 29°31'35" EAST, 110.11 FEET; THENCE NORTH 58°03'59" EAST, 106.66 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 417.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°20'12" EAST, 415.26 FEET; THENCE SOUTH 38°00'34" WEST, 141.86 FEET; THENCE SOUTH 01°53'32" WEST, 210.88 FEET; THENCE SOUTH 13°24'43" WEST, 308.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°21'39" EAST, 80.00 FEET; THENCE SOUTH 81°38'21" WEST, 300.00 FEET; THENCE NORTH 08°21'39" WEST, 80.00 FEET; THENCE NORTH 81°38'21" EAST, 300.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 11

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE

OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST,

1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 135.07 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH 64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET; THENCE NORTH 52°50'57" EAST, 700.88 FEET; THENCE NORTH 10°08'02" EAST, 335.05 FEET; THENCE NORTH 29°31'35" EAST, 110.11 FEET; THENCE NORTH 58°03'59" EAST, 106.66 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 417.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°20'12" EAST, 415.26 FEET; THENCE SOUTH 38°00'34" WEST, 141.86 FEET; THENCE SOUTH 01°53'32" WEST, 210.88 FEET; THENCE SOUTH 13°24'43" WEST, 308.28 FEET; THENCE SOUTH 08°21'39" EAST, 189.05 FEET; THENCE SOUTH 43°17'29" EAST, 302.20 FEET; THENCE NORTH 86°51'31" EAST, 100.00 FEET; THENCE SOUTH 67°47'52" EAST, 540.96 FEET; THENCE SOUTH 07°06'24" WEST, 165.83 FEET; THENCE SOUTH 44°55'49" WEST, 168.91 FEET; THENCE SOUTH 18°53'04" EAST, 221.15 FEET; THENCE SOUTH 41°03'24" EAST, 667.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 41°03'24" EAST, 81.77 FEET; THENCE SOUTH 60°52'59" WEST, 216.92 FEET; THENCE NORTH 29°07'01" WEST, 80.00 FEET; THENCE NORTH 60°52'59" EAST, 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 12

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH

13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST, 1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 135.07 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH

64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET; THENCE NORTH 52°50'57" EAST, 700.88 FEET; THENCE NORTH 10°08'02" EAST, 335.05 FEET; THENCE NORTH 29°31'35" EAST, 110.11 FEET; THENCE NORTH 58°03'59" EAST, 106.66 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENGE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 417.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°20'12" EAST, 415.26 FEET; THENCE SOUTH 38°00'34" WEST, 141.86 FEET; THENCE SOUTH 01°53'32" WEST, 210.88 FEET; THENCE SOUTH 13°24'43" WEST, 308.28 FEET; THENCE SOUTH 08°21'39" EAST, 189.05 FEET; THENCE SOUTH 43°17'29" EAST, 302.20 FEET; THENCE NORTH 86°51'31" EAST, 100.00 FEET; THENCE SOUTH 67°47'52" EAST, 540.96 FEET; THENCE SOUTH 07°06'24" WEST, 165.83 FEET; THENCE SOUTH 44°55'49" WEST, 168.91 FEET; THENCE SOUTH 18°53'04" EAST, 221.15 FEET; THENCE SOUTH 41°03'24" EAST, 749.47 FEET; THENCE SOUTH 17°10'39" EAST, 511.78 FEET; THENCE SOUTH 52°42'37" EAST, 335.86 FEET; THENCE NORTH 74°30'57" EAST, 245.80 FEET; THENCE SOUTH 27°54'04" EAST, 214.27 FEET; THENCE SOUTH 48°04'53" WEST, 176.04 FEET; THENCE SOUTH 06°17'05" WEST, 281.60 FEET; THENCE SOUTH 24°55'19" EAST, 157.18 FEET; THENCE SOUTH 16°00'38" EAST, 148.34 FEET; THENCE SOUTH 35°04'35" EAST, 216.71 FEET; THENCE SOUTH 74°11'55" EAST, 235.48 FEET; THENCE SOUTH 21°33'32" EAST, 100.36 FEET; THENCE SOUTH 12°45'16" WEST, 141.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 12°45'16" WEST, 89.41 FEET; THENCE SOUTH 76°13'58" WEST, 200.00 FEET; THENCE NORTH 13°46'02" WEST, 80.00 FEET; THENCE NORTH 76°13'58" EAST, 239.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 13

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE,

RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST,

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LESS AND EXCEPT

EXCEPTION NO. 14

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE

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Lease Number 4402

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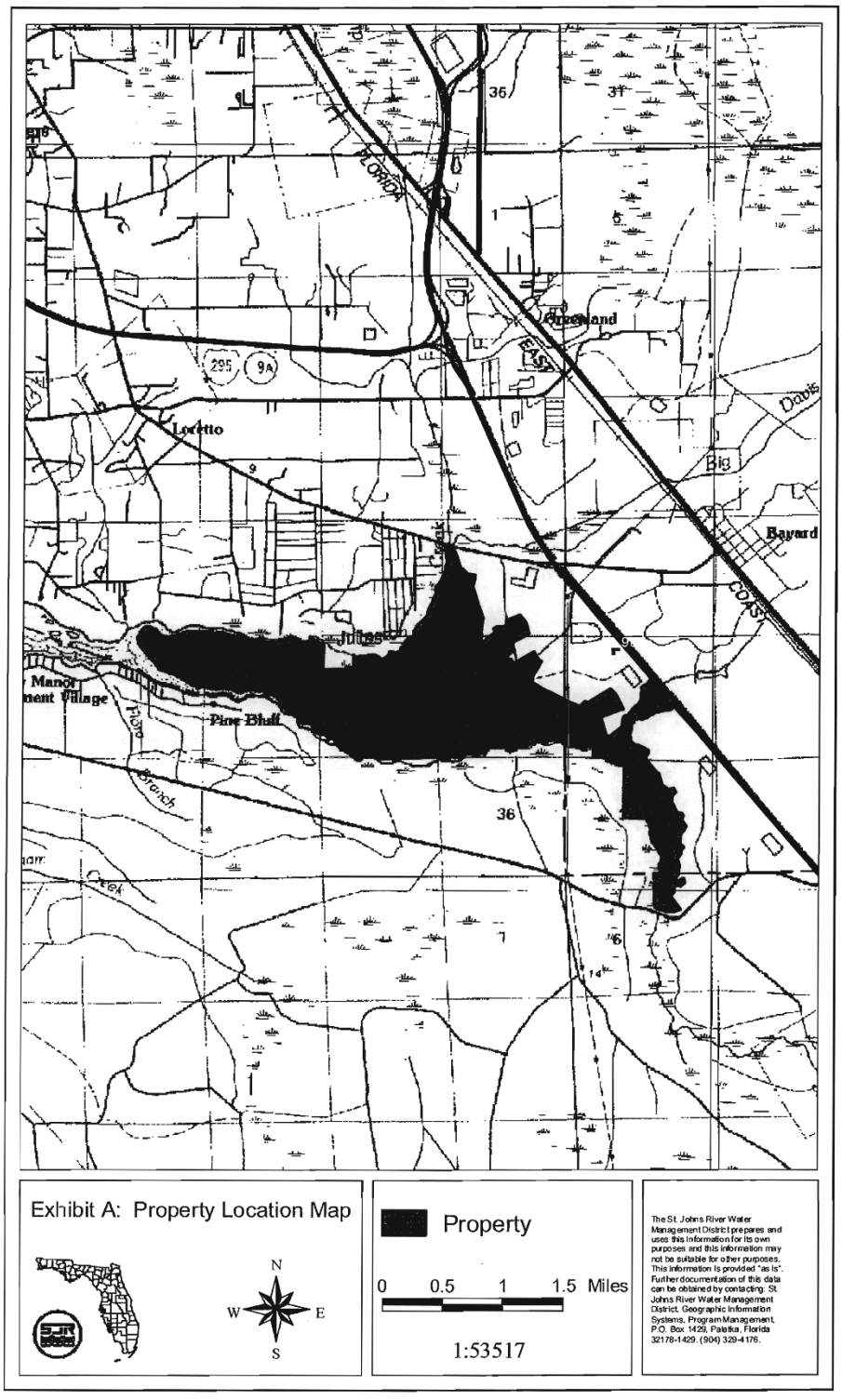

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EXHIBIT "B"

3/2/2001

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 (DSL). 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. 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 activity 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 DSL 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 Pan 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 other bridges or culverts (DHR/WMD).

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

6. **Establishing Parking Areas**
   A Establishing temporary parking areas along existing access ways 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 access ways when a disturbed area is available and subsurface ground disturbance will exceed 6 inches (DHR). 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 fire lines. Improvement of existing lines is limited to reworking with a re-work harrow.
   B Implementing prescribed burning using new fire lines (DHR/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 (DHR).

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**

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 osprey 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 DHR 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 FNAI should be directed to:

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

Activities requiring review by the DEP should be directed to:

Delmas T. Barber
Office of Environmental Services
Division of State Lands
Department of Environmental protection
Mail Station 140
3900 commonwealth Blvd.
Tallahassee, Florida 32399 (850) 487-1750

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:

Delmas T. Barber
Office of Environmental Services
Division of State Lands
Department of Environmental Protection
Mail Station 140
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000 (850) 487-1750

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.

APPENDIX B – INTERRGOVERNMENTAL COOPERATIVE MANAGEMENT AGREEMENT BETWEEN DISTRICT AND COJ

INTERGOVERNMENTAL COOPERATIVE MANAGEMENT AGREEMENT
St. Johns River Water Management District/City of Jacksonville
JULINGTON-DURBIN PENINSULA
DUVAL COUNTY

THIS INTERGOVERNMENTAL MANAGEMENT AGREEMENT (the "Agreement") is made as of the 15th day of Dec-Jan, 2008, by and between the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, whose mailing address is P.O. Box 1429, Palatka, Florida 32178-1429 (the "DISTRICT") and the CITY of JACKSONVILLE, a political subdivision of the State of Florida, whose mailing address is 851 North Market Street, Jacksonville, FL 32202 (the "CITY");

WITNESSETH:

WHEREAS, on 30 April, 2001, the DISTRICT and CITY partnered with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (the "STATE") in the acquisition of an approximately 2,007 acre parcel located in southeast Duval and northern St. Johns Counties, Florida, at the confluence of Julington and Durbin Creeks as described in Exhibit "A" attached hereto and by this reference made a part hereof, (the "FIRST PARCEL"); and

WHEREAS, the FIRST PARCEL was a parcel within the Julington-Durbin Peninsula Conservation and Recreation Lands (CARL) Project; and

WHEREAS, the acquisition and ownership agreement for the CARL Project assigns the CITY and DISTRICT as co-managing agencies of any parcel acquired within the project area; and

WHEREAS, on 13 December, 2004, the DISTRICT received title to the approximately 24-acre Jameson Office Park Mitigation parcel located on the Julington-Durbin peninsula in southeast Duval County as described in Exhibit "B" attached hereto and by this reference made a part hereof, (the "SECOND PARCEL") and

WHEREAS, the DISTRICT and CITY wish to manage the FIRST PARCEL and the SECOND PARCEL together as a single property (collectively, the "PROPERTY") as shown in Exhibit "C" attached hereto and by this reference made a part hereof

WHEREAS, the DISTRICT has the personnel and expertise to manage the natural resources of the PROPERTY; and

WHEREAS, the CITY has the personnel and expertise to provide for the management and maintenance of appropriate recreational and access areas on the PROPERTY; and

WHEREAS, the DISTRICT and the CITY recognize the value of close cooperation and mutual support in providing for the public use and enjoyment of the PROPERTY;

NOW THEREFORE, the parties hereto, for and in consideration of the premises and the mutual covenants, terms and conditions hereinafter contained, hereby covenant and agree as follows:

1. The initial term of this Agreement is for a period of five (5) years, commencing on the effective date of this Agreement. Thereafter, this Agreement shall be automatically renewed for perpetuity, in five (5) year increments, unless terminated as provided herein.
2. The PROPERTY is located within the Julington-Durbin Creek Peninsula CARL Project Area. If any additional parcels within this project area are acquired by the DISTRICT or the CITY, each individual parcel may be incorporated within the definition of the PROPERTY

herein, upon written request for such addition by the acquiring party and confirmation and acceptance in writing by the other party. The Land Management Plan (the "PLAN") shall be updated upon incorporation of any new parcels into the PROPERTY.

3. During the term of this Agreement for the PROPERTY, the DISTRICT and the CITY shall assume management responsibilities as outlined, subject to the availability of funds, to include but not be limited to the following:

   The DISTRICT and the CITY shall:

   a. share costs in the development and construction of signage and the entrance and parking areas on the PROPERTY; and
   b. promote education and field trip opportunities on the PROPERTY.

   The DISTRICT shall:

   a. develop the PLAN for the PROPERTY, as identified in paragraph 6;
   b. provide for habitat, vegetative, wildlife, timber, and resource management on the PROPERTY;
   c. post and fence the boundary of the PROPERTY where appropriate, at the DISTRICT'S expense, with DISTRICT and CITY approved signage; and
   d. perform invasive exotic vegetation control and maintenance on the PROPERTY.

   The CITY shall:

   a. serve as lead manager for the day-to-day management of the PROPERTY which includes security, public recreation management, routine mowing of parking areas and trails, and trash collection;
   b. develop and maintain any recreational facilities and infrastructure identified in the PLAN;
   c. coordinate with other volunteer or environmental groups for the development or maintenance of approved activities; and
   d. provide any additional access points, as determined necessary by the CITY and approved by the DISTRICT.

5. The CITY and the DISTRICT mutually agree that any use or development of the PROPERTY shall be subject to the following conditions:
   a. The function and condition of the PROPERTY with respect to water management, water supply and the conservation and protection of water resources will be maintained in its present condition or enhanced.
   b. The PROPERTY shall be managed for multiple use, including forest and wildlife management, and for public recreational purposes, which may include horseback riding, hiking, wildlife viewing, picnicking, nature study, primitive camping, canoeing/kayaking, and other related passive, resource-based activities, as set forth in the PLAN.
   c. Recreational activities planned or conducted on the PROPERTY shall be resource-based (i.e., dependent on existing elements of the natural environment) and the development of recreational facilities on the PROPERTY shall be restricted to hiking trails, bike trails, boardwalks, primitive camping, wildlife viewing areas, canoe/kayak launches, or other alterations as set forth in the PLAN that facilitate access for the passive or non-consumptive recreational user.

d. Any development and alteration of the upland portions of the PROPERTY shall be set forth in the PLAN and no deviation from such plans shall occur without prior written approval of the STATE and the DISTRICT.
e. The DISTRICT may engage in construction or other activities necessary for water management purposes provided that such construction or activities are consistent with the PLAN.
f. All recreational uses and activities shall be consistent with both the water management purposes of the DISTRICT as provided in Sections 373.139 and 373.59, Florida Statutes, and with the enabling legislation for the CITY.

6. The DISTRICT will have the lead responsibility for drafting, revising, and implementing the resource management components of the PLAN for the PROPERTY. The draft PLAN is subject to approval by the PROPERTY's previous owner ("SELLER"), according to terms in the "AGREEMENT OF PURCHASE AND SALE" dated August 11, 1999. The final PLAN shall be presented to the DISTRICT's Governing Board and to the State of Florida's Acquisition and Restoration Council ("ARC") for approval. Amendments to the PLAN may be proposed by either party, at anytime; however, both parties together with the Seller must agree in writing to the amendments. The DISTRICT will then submit the proposed amendments to ARC for its approval.
7. The CITY and the DISTRICT may enter into agreements with third parties to develop and implement the PLAN or to subcontract day-to-day management responsibilities to environmental, educational or governmental organizations and agencies consistent with the approved PLAN; provided, however, that any such third party agreements entered into by the contracting party shall be subject to the prior written approval of the other party and such third parties shall agree to comply with the terms and conditions of this Agreement between the CITY and the DISTRICT. Neither the DISTRICT nor the CITY shall unreasonably withhold approval of such third party agreements. Any such third party agreements necessary for routine maintenance or previously agreed upon minor improvement of the site shall not require the DISTRICT's written approval.
8. All structures, improvements, and facilities placed or installed upon the PROPERTY shall be at the sole cost, expense, and liability of the party responsible for such placement or installation and neither the CITY nor the DISTRICT shall be liable for any damage to the structures, improvements, and facilities placed on the PROPERTY by the other. Cost and liability of any structures, improvements, and facilities jointly funded by the parties shall be mutually agreed upon, in writing, between the parties prior to such placement or installation. Ownership of all said structures, improvements, and facilities shall be determined and agreed upon, in writing, between the parties prior to such placement or installation. The responsibility of obtaining or renewing permits which may be required by any federal, state, regional, municipal, or other governmental entity, shall be determined and agreed upon, in writing, between the parties prior to the construction or installation of structures, improvements, or facilities upon the PROPERTY.
9. All lawful debts incurred with respect to the PROPERTY shall be the responsibility of the party accruing such debts. Any and all liens of contractors, subcontractors, mechanics, laborers, and materialmen in respect to any construction, alteration and repair ordered by a specific party on the PROPERTY, shall be the sole responsibility of that party. Neither the CITY nor the DISTRICT shall have authority to create any mortgages on the PROPERTY or liens for labor or material on or against the PROPERTY. All persons contracting with either the CITY or the DISTRICT for the construction or removal of any structure, or for the erection, installation, alteration, or repair of any structure or improvement on the

PROPERTY, including all materialmen, contractors, mechanics, and laborers involved in such work, shall be notified that they must look exclusively to with whom they are contracting for payment of any bill or account for work done, material furnished, or money owed during the term of this Agreement.

10. Neither the DISTRICT nor the CITY shall use or permit the PROPERTY to be used in violation of any valid present or future laws, ordinances, rules, or regulations of any public or governmental authority at any time applicable thereto relating to sanitation, the public health, safety or welfare, or relating to the management activities in, and use of, the PROPERTY during development of improvements to the PROPERTY. It is understood and agreed by the parties that there shall be no facilities on the PROPERTY except those directly related to the operation and maintenance of the PROPERTY for public recreational and educational purposes as set forth in the Plan.
11. The DISTRICT, the CITY, and any other governmental agencies or organizations involved in management related activities on the PROPERTY shall, throughout the term of this Agreement, provide, maintain, and keep in force a program of insurance or self-insurance covering each entity's liabilities as prescribed by section 768.28, Florida Statutes. The DISTRICT's liability is further limited by the provisions of section 373.1395, Florida Statutes. Subject to the provisions and limitations of Section 768.28, Florida Statutes, each party shall indemnify and hold harmless the other party from any damages, liabilities, costs and expenses caused by the indemnifying party, its employees' or agents' negligent acts or omissions in the performance of this Agreement. Nothing in this Agreement shall be construed as a waiver of the CITY's or the DISTRICT's sovereign immunity under the Florida Constitution, or any other provision of law.
12. Should day-to-day management responsibilities be undertaken by or subcontracted to non-governmental, environmental, or educational organizations or agencies, then such organizations and agencies shall be required to obtain from an insurance company, licensed in the State and acceptable to the CITY and the DISTRICT, workman's compensation, and general and vehicle liability insurance, as appropriate, providing for mutually acceptable minimum limits. The CITY and the DISTRICT shall be named as additional insured parties on any such policies. Furthermore, any such non-governmental organizations or agencies shall protect, defend, save, indemnify, and hold the CITY and the DISTRICT harmless from and against any and all liability of any kind whatsoever for loss or damage to property or death or injury to persons, whether caused by the direct or indirect, negligent or intentional activities of the CITY and the DISTRICT or by the direct or indirect, negligent or intentional activities of such non-governmental organization or agency.
13. The CITY and the DISTRICT may retain any fees or other revenues derived from their land management activities, including recreational, educational, ecotourism-related activities, or other facilities or programs operated on the PROPERTY by the CITY, the DISTRICT, or a third party under contract with the CITY and/or the DISTRICT, provided any such fees or revenues shall be utilized for the benefit of the PROPERTY.
14. The CITY and the DISTRICT reserve the right for themselves, their agents, consultants, and employees, upon reasonable notice (emergencies excepted) to enter upon the PROPERTY for the purpose of scientific investigation, surveying, and for the purpose of inspecting the PROPERTY and determining compliance with the terms of this Agreement, so long as such entry or use does not unreasonably interfere with the other party's use of the PROPERTY for the purposes set forth herein; provided, however, that any such agents, consultants, or employees of the entering party shall be responsible to promptly close and lock any gates through which they may pass in the exercise of such right of entry.

15. Either party may terminate this Agreement, with or without cause, at any time upon ninety (90) days written notice to the other party. Any and all improvements shall remain open and available for use by the public.
16. All notices, consents, approvals, waivers and elections that any party is required or desires to make or give under this Agreement shall be in writing and mailed by Certified Mail, postage prepaid, return receipt requested, addressed as follows to the parties listed below or to such other address as any party hereto shall designate by like notice given to the other parties hereto:

DISTRICT: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
4049 REID STREET
PALATKA, FL 32177
ATTENTION: DIRECTOR
DIVISION OF LAND MANAGEMENT
Phone: 386 329-4404 Fax: 386 329-4848

CITY: CITY OF JACKSONVILLE
DIVISION OF WATERFRONT MANAGEMENT AND PROGRAMMING
DEPARTMENT OF RECREATION AND COMMUNITY SERVICES
851 NORTH MARKET STREET
JACKSONVILLE, FL 32202
ATTENTION: DIVISION CHIEF
Phone: 904-630-3507 Fax: 904-301-3815

Notices, consents, approvals, waivers and elections shall be deemed to have been given and received on the date of the mailing.

17. Wherever used herein, the terms "CITY" and "DISTRICT" include the parties to this instrument, their employees, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships, public bodies, and quasi-public bodies.
18. This Agreement constitutes the entire agreement of the parties, and there are no understandings dealing with the subject matter of this Agreement other than those contained herein. This Agreement may not be modified, changed, or amended, except in writing signed by the parties hereto or their authorized representatives.
19. This Agreement shall be construed and interpreted according to the laws of the State of Florida.
20. This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by Counsel for one of the parties, it being recognized that both the CITY and the DISTRICT have contributed substantially and materially to the preparation hereof.

21. For all purposes of this Agreement, the Effective Date hereof shall mean the date when the last of the DISTRICT or the CITY has executed the same, and that date shall be inserted at the top of the first page hereof.
22. Any reference herein to funding or payment of costs or expenses to be borne by either the DISTRICT or the CITY shall be contingent on the availability of funds by such party for such purpose.
23. Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to the regulatory or permitting authority of the DISTRICT or the CITY as they now or hereafter exist under applicable laws, rules and regulations.

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

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

By: _____ (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

_____
Witness

William J.B. Miller
Print/Type Witness Name

_____
Witness

SHARON G. CARLIN
Print/Type Witness Name

STATE OF FLORIDA
COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me this 5th day of January 2009, 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.

SHARON G. CARLIN
MY COMMISSION # DD 801765
EXPIRES: October 29, 2012
Bonded Thru Notary Public Underwriters

_____
Notary Public, State of Florida

SHARON G. CARLIN
Print/Type Notary Name

Commission Number: DD801765

Commission Expires: 10/29/2012

Approved as to Form and Legality
By: _____
William Abrams
OGC, SJRWMD

Kerri Stewart
Deputy Chief Administrative Officer
For: Mayor John Peyton
Under Authority of:
Executive Order No. 07-12

CITY OF JACKSONVILLE

By: Kerri Stewart
JOHN PEYTON, Mayor

Witness

Ivy L Dwyer-Frazee
Print/Type Witness Name

ATTEST:
Corporation Secretary
City of Jacksonville

Witness

Martha Skevos-Tsaf
Print/Type Witness Name

Kerri Stewart
Deputy Chief Administrative Officer
For: Mayor John Peyton
Under Authority of:
Executive Order No. 07-12 for

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18 day of Dec 20 08, by John Peyton, as Mayor, acting as agent for and on behalf of the CITY OF JACKSONVILLE. He is personally known to me.

Notary Public, State of Florida

Ivy L Dwyer-Frazee
Print/Type Notary Name

Commission Number:

IVY L. DWYER-FRAZEE
Commission DD 809402
Expires July 26, 2012

Commission Expires:

Approved as to Form
~~and Legality~~
By:
CITY OF JACKSONVILLE Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

TRACTS 1, 2, 2A, 2B, 2C, AND 2D, LESS AND EXCEPT EXCEPTIONS 1 THROUGH 15, DUVAL AND ST. JOHNS COUNTIES, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

TRACT 1:

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

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

96.83 FEET; THENCE NORTH 55°31'45" EAST, 97.27 FEET; THENCE NORTH 42°33'10" EAST, 93.57 FEET; THENCE NORTH 15°36'46" EAST, 68.16 FEET; THENCE NORTH 26°53'23" EAST, 98.01 FEET; THENCE NORTH 04°51'56" EAST, 158.63 FEET; THENCE NORTH 07°19'19" EAST, 120.63 FEET; THENCE NORTH 08°02'11" EAST, 134.88 FEET; THENCE NORTH 11°26'11" WEST, 72.91 FEET; THENCE NORTH 57°16'15" WEST, 45.59 FEET; THENCE NORTH 34°46'30" EAST, 70.12 FEET; THENCE NORTH 54°42'12" EAST, 65.07 FEET; THENCE SOUTH 87°12'58" EAST, 33.86 FEET; THENCE NORTH 39°02'51" EAST, 100.90 FEET; THENCE NORTH 69°47'15" EAST, 89.33 FEET; THENCE NORTH 50°10'30" EAST, 54.70 FEET; THENCE NORTH 25°35'54" EAST, 67.51 FEET; THENCE NORTH 31°47'36" EAST, 36.84 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

EXCEPTION NO. 15

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 2386.46 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 95 (A 300 FOOT RIGHT-OF-WAY PER S.R.D. RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64); THENCE SOUTH 40°25'29" EAST, ALONG LAST SAID LINE, 7023.41 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 82°23'16" WEST, 860 FEET, MORE OR LESS TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1150, PAGE 289 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID SOUTHEASTERLY LINE LYING 17.00 FEET SOUTHEASTERLY OF THE THREAD, RUN, OR LOWEST CONTOUR OF THE NORTHERLY FORK OF CORKLAN BRANCH, AND TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT A; THENCE RETURN TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 40°25'29" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, A DISTANCE OF 95.19 FEET; THENCE SOUTH 82°23'16" WEST, 1040 FEET, MORE OR LESS TO THE AFORESAID SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1150, PAGE 289; THENCE NORTHERLY AND EASTERLY, ALONG LAST SAID LINE, 225 FEET, MORE OR LESS TO SAID REFERENCE POINT A, AND TO CLOSE.

RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS TRACT 1 SOLELY FOR UNPAVED INGRESS AND EGRESS TO THE PROPERTY DESCRIBED AS "EXCEPTION

NO. 15* FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS WITHIN THE EXCEPTION NO. 15 PROPERTY; PROVIDED, HOWEVER THAT UPON CONSTRUCTION OF AN UNPAVED ROAD FOR SUCH LIMITED PURPOSES, GRANTOR SHALL PREPARE AND EXECUTE AN INSTRUMENT REASONABLY ACCEPTABLE TO GRANTEE LIMITING GRANTOR'S EASEMENT RIGHTS TO THE LOCATION OF THE CONSTRUCTED ROAD. IN THE EVENT THAT NO SUCH LIMITING DOCUMENT IS FILED IN THE PUBLIC RECORDS WITHIN THREE YEARS OF THE EFFECTIVE DATE OF THIS WARRANTY DEED, THE EASEMENT FOR INGRESS AND EGRESS GRANTED HEREIN SHALL TERMINATE WITHOUT THE NEED FOR FURTHER ACTION BY ANY PARTY.

TOGETHER WITH:

TRACT 2

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY

AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 3: CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 358.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°31'59" WEST, 358.19 FEET TO THE POINT OF TANGENCY, SAID POINT HEREINAFTER REFERRED TO AS REFERENCE POINT A; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST,

366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST, 1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 135.07 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH 64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET; THENCE NORTH 52°50'57" EAST, 700.88 FEET; THENCE NORTH 10°08'02" EAST, 335.05 FEET; THENCE NORTH 29°31'35" EAST, 110.11 FEET; THENCE NORTH 58°03'59" EAST, 106.66 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 417.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°20'12" EAST, 415.26 FEET; THENCE SOUTH 38°00'34" WEST, 141.86 FEET; THENCE SOUTH 01°53'32" WEST, 210.88 FEET; THENCE SOUTH 13°24'43" WEST, 308.28 FEET; THENCE SOUTH 08°21'39" EAST, 189.05 FEET; THENCE SOUTH 43°17'29" EAST, 302.20 FEET; THENCE NORTH 86°51'31" EAST, 100.00 FEET; THENCE SOUTH 67°47'52" EAST, 540.96 FEET; THENCE SOUTH 07°06'24" WEST, 165.83 FEET; THENCE SOUTH 44°55'49" WEST, 168.91 FEET; THENCE SOUTH 18°53'04" EAST, 221.15 FEET; THENCE SOUTH 41°03'24" EAST, 749.47 FEET; THENCE SOUTH 17°10'39" EAST, 511.78 FEET; THENCE SOUTH 52°42'37" EAST, 335.86 FEET; THENCE NORTH 74°30'57" EAST, 245.80 FEET; THENCE SOUTH 27°54'04" EAST, 214.27 FEET; THENCE SOUTH 48°04'53" WEST, 176.04 FEET; THENCE SOUTH 06°17'05" WEST, 281.60 FEET; THENCE SOUTH 24°55'19" EAST, 157.18 FEET; THENCE SOUTH 16°00'38" EAST,

148.34 FEET; THENCE SOUTH 35°04'35" EAST, 216.71 FEET; THENCE SOUTH 74°11'55" EAST, 235.48 FEET; THENCE SOUTH 21°33'32" EAST, 100.36 FEET; THENCE SOUTH 12°45'16" WEST, 231.01 FEET; THENCE SOUTH 40°17'20" EAST, 304.03 FEET; THENCE SOUTH 23°49'55" WEST, 231.09 FEET; THENCE SOUTH 48°22'03" WEST, 162.98 FEET; THENCE SOUTH 04°54'43" WEST, 519.42 FEET; THENCE SOUTH 76°38'20" EAST, 53.60 FEET; THENCE SOUTH 52°12'16" EAST, 122.90 FEET; THENCE SOUTH 16°37'38" WEST, 67.39 FEET; THENCE SOUTH 35°49'15" WEST, 176.88 FEET; THENCE SOUTH 05°23'18" WEST, 158.78 FEET; THENCE SOUTH 41°05'50" WEST, 222.30 FEET; THENCE SOUTH 19°11'05" EAST, 189.15 FEET; THENCE SOUTH 14°02'06" EAST, 154.06 FEET; THENCE SOUTH 05°06'00" WEST, 281.43 FEET; THENCE SOUTH 25°49'11" WEST, 70.84 FEET; THENCE SOUTH 32°02'10" WEST, 143.92 FEET; THENCE SOUTH 01°23'13" EAST, 194.46 FEET; THENCE SOUTH 84°04'29" EAST, 141.05 FEET; THENCE NORTH 48°17'58" EAST, 85.96 FEET; THENCE NORTH 62°03'30" EAST, 101.02 FEET; THENCE NORTH 78°41'14" EAST, 44.99 FEET; THENCE SOUTH 09°42'04" EAST, 167.13 FEET; THENCE SOUTH 56°09'55" WEST, 236.51 FEET; THENCE NORTH 81°16'27" WEST, 128.33 FEET; THENCE SOUTH 60°38'08" WEST, 136.82 FEET; THENCE SOUTH 02°18'47" WEST, 231.52 FEET; THENCE SOUTH 33°22'05" WEST, 260.91 FEET; THENCE SOUTH 38°24'05" EAST, 666.45 FEET TO A LINE LYING 134.00 FEET NORTHERLY OF AND PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD (A 66 FOOT RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78000-2528 AS NOW ESTABLISHED) AND THE ARC OF A CURVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING TWO(2) COURSES AND DISTANCES; COURSE NO. 1: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 878.35 FEET, AN ARC DISTANCE OF 775.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°19'13" WEST, 750.52 FEET TO THE POINT OF TANGENCY; COURSE NO. 2: NORTH 70°23'16" WEST, 156 FEET, MORE OR LESS, TO THE EASTERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE EASTERLY AND NORTHERLY SHORELINE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK, 15,700 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 25, SAID SOUTH LINE BEARING NORTH 88°47'53" EAST, FROM THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE SOUTH 88°47'53" WEST, ALONG LAST SAID LINE, 890 FEET, MORE OR LESS, TO SAID SOUTHWEST CORNER OF SECTION 25, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 88°44'46" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 2745 FEET, MORE OR LESS, TO THE AFORESAID NORTHERLY SHORELINE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK; THENCE WESTERLY, NORTHWESTERLY, NORTHERLY AND EASTERLY ALONG SAID NORTHERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK AND ALONG THE EASTERLY SHORELINE/MEAN HIGH WATER LINE OF JULINGTON CREEK AND ALONG THE SOUTHERLY

SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF SAID JULINGTON CREEK, A DISTANCE OF 23,400 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 27, ALSO BEING THE WEST LINE OF SAID SECTION 26; THENCE SOUTH 00°52'56" WEST, ALONG LAST SAID LINE, 1035 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 26; THENCE NORTH 88°36'13" EAST, ALONG LAST SAID LINE, 1322.91 FEET TO THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 26; THENCE NORTH 01°11'54" EAST, ALONG LAST SAID LINE, 582 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID SOUTHERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK, A DISTANCE OF 3,100 FEET, MORE OR LESS, TO THE SOUTH LINE OF TRACT A, AS SHOWN ON THE PLAT OF JULINGTON COUNTRY CLUB ESTATES, AS RECORDED IN PLAT BOOK 28, PAGES 41 AND 41B, OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 88°25'26" EAST, ALONG LAST SAID LINE, 160 FEET, MORE OR LESS, TO THE EAST LINE OF SAID TRACT A; THENCE NORTH 01°40'45" WEST, ALONG LAST SAID LINE, 300 FEET, MORE OR LESS, TO THE AFORESAID EASTERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, 2,800 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE NORTH 88°13'59" EAST, ALONG LAST SAID LINE, 22 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 23, ALSO BEING THE WEST LINE OF SAID SECTION 24; THENCE NORTH 01°15'52" WEST, ALONG LAST SAID LINE, 44 FEET, MORE OR LESS, TO THE AFORESAID EASTERLY SHORELINE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE NORTHERLY, ALONG LAST SAID LINE, 1,300 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED LINE LYING 60.00 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD, SAID LINE BEARING NORTH 73°46'32" WEST FROM THE AFORESAID REFERENCE POINT A; THENCE SOUTH 73°46'32" EAST, ALONG LAST SAID LINE, 79 FEET, MORE OR LESS, TO SAID REFERENCE POINT A, AND TO CLOSE.

TOGETHER WITH:

PARCEL 2A

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

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 6; THENCE SOUTH 01°22'57" EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 6, A DISTANCE OF 380 FEET, MORE OR LESS TO THE WESTERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°22'57" EAST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 6, A DISTANCE OF 1120 FEET, MORE OR LESS TO AN INTERSECTION OF A LINE LYING 134 FEET NORTHERLY OF AND PARALLEL TO THE NORTHERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD, (A 66 FOOT RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78000-2528); THENCE SOUTH 70°23'16" EAST, ALONG LAST SAID LINE, 192 FEET, MORE OR LESS TO THE WESTERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE NORTHERLY ALONG LAST SAID LINE, 1375 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2B

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

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

TOGETHER WITH:

PARCEL 2C

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

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

TOGETHER WITH:

PARCEL 2D

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

BEGIN AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, SAID SECTION 30; THENCE NORTH 00°04'31" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 285 FEET, MORE OR LESS TO THE SOUTHERLY SHORELINE/MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE SOUTHEASTERLY ALONG LAST SAID LINE, 445 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 30; THENCE SOUTH 87°32'06" WEST, ALONG LAST SAID LINE, 300 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 1:

A PORTION OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 26; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 26, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 88°36'13" EAST, 464.35 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUING NORTH 88°36'13" EAST, 623.53 FEET; THENCE SOUTH 01°11'54" WEST, 12.59 FEET; THENCE SOUTH 89°45'39" WEST, 623.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 2

A PORTION OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID

CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 288.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 15°27'14" EAST, 80.00 FEET; THENCE SOUTH 74°32'46" WEST, 200.00 FEET; THENCE NORTH 15°27'14" WEST, 80.00 FEET; THENCE NORTH 74°32'46" EAST, 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 3

A PORTION OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 36.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 21°00'11" EAST, 80.20 FEET; THENCE SOUTH 64°56'24" WEST, 254.83 FEET; THENCE NORTH 25°03'36" WEST, 80.00 FEET; THENCE NORTH 64°56'24" EAST, 260.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 4

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC

OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 42.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 67°32'01" EAST, 80.00 FEET; THENCE SOUTH 22°27'59" WEST, 200.00 FEET; THENCE NORTH 67°32'01" WEST, 80.00 FEET; THENCE NORTH 22°27'59" EAST, 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 5

A PORTION OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH

13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 53.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38°36'40" EAST, 100.00 FEET; THENCE SOUTH 51°23'20" WEST, 300.00 FEET; THENCE NORTH 38°36'40" WEST, 100.00 FEET; THENCE NORTH 51°23'20" EAST, 300.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 6

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH [illegible] FEET TO

3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET;

22.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°28'39" EAST, 150.62 FEET; THENCE SOUTH 61°34'00" WEST, 42.24 FEET; THENCE NORTH 13°59'21" WEST, 42.87 FEET; THENCE SOUTH 67°41'40" WEST, 316.67 FEET; THENCE NORTH 22°18'20" WEST, 80.00 FEET; THENCE NORTH 67°41'40" EAST, 328.37 FEET; THENCE NORTH 13°59'21" WEST, 29.76 FEET; THENCE NORTH 70°34'20" EAST, 63.49 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 7

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 153.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 13°07'39" EAST, 80.00 FEET; THENCE SOUTH 76°52'21" WEST, 200.00 FEET; THENCE NORTH 13°07'39" WEST, 80.00 FEET; THENCE NORTH 76°52'21" EAST, 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 8

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST,

312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST, 1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.64 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 24.34 FEET; THENCE SOUTH 10°09'51" WEST, 628.72 FEET; THENCE NORTH 79°50'09" WEST, 80.00 FEET; THENCE NORTH 10°09'51" EAST, 591.84 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 9

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST,

312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST, 1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 135.07 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH 64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 52°50'57" EAST, 85.80 FET; THENCE SOUTH 15°58'12" EAST, 231.00 FEET; THENCE SOUTH 74°01'48" WEST, 80.00 FEET; THENCE NORTH 15°58'12" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 10

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID

CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST, 1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 135.07 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH 64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET; THENCE NORTH 52°50'57" EAST, 700.88 FEET; THENCE NORTH 10°08'02" EAST, 335.05 FEET; THENCE NORTH 29°31'35" EAST, 110.11 FEET; THENCE NORTH 58°03'59" EAST, 106.66 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 417.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°20'12" EAST, 415.26 FEET; THENCE SOUTH 38°00'34" WEST, 141.86 FEET; THENCE SOUTH 01°53'32" WEST, 210.88 FEET; THENCE SOUTH 13°24'43" WEST, 308.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°21'39" EAST, 80.00 FEET; THENCE SOUTH 81°38'21" WEST, 300.00 FEET; THENCE NORTH 08°21'39" WEST, 80.00 FEET; THENCE NORTH 81°38'21" EAST, 300.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 11

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE

OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST,

1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 135.07 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH 64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET; THENCE NORTH 52°50'57" EAST, 700.88 FEET; THENCE NORTH 10°08'02" EAST, 335.05 FEET; THENCE NORTH 29°31'35" EAST, 110.11 FEET; THENCE NORTH 58°03'59" EAST, 106.66 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 417.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°20'12" EAST, 415.26 FEET; THENCE SOUTH 38°00'34" WEST, 141.86 FEET; THENCE SOUTH 01°53'32" WEST, 210.88 FEET; THENCE SOUTH 13°24'43" WEST, 308.28 FEET; THENCE SOUTH 08°21'39" EAST, 189.05 FEET; THENCE SOUTH 43°17'29" EAST, 302.20 FEET; THENCE NORTH 86°51'31" EAST, 100.00 FEET; THENCE SOUTH 67°47'52" EAST, 540.96 FEET; THENCE SOUTH 07°06'24" WEST, 165.83 FEET; THENCE SOUTH 44°55'49" WEST, 168.91 FEET; THENCE SOUTH 18°53'04" EAST, 221.15 FEET; THENCE SOUTH 41°03'24" EAST, 667.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 41°03'24" EAST, 81.77 FEET; THENCE SOUTH 60°52'59" WEST, 216.92 FEET; THENCE NORTH 29°07'01" WEST, 80.00 FEET; THENCE NORTH 60°52'59" EAST, 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 12

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH

13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST, 1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 135.07 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH

64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET; THENCE NORTH 52°50'57" EAST, 700.88 FEET; THENCE NORTH 10°08'02" EAST, 335.05 FEET; THENCE NORTH 29°31'35" EAST, 110.11 FEET; THENCE NORTH 58°03'59" EAST, 106.66 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 417.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°20'12" EAST, 415.26 FEET; THENCE SOUTH 38°00'34" WEST, 141.86 FEET; THENCE SOUTH 01°53'32" WEST, 210.88 FEET; THENCE SOUTH 13°24'43" WEST, 308.28 FEET; THENCE SOUTH 08°21'39" EAST, 189.05 FEET; THENCE SOUTH 43°17'29" EAST, 302.20 FEET; THENCE NORTH 86°51'31" EAST, 100.00 FEET; THENCE SOUTH 67°47'52" EAST, 540.96 FEET; THENCE SOUTH 07°06'24" WEST, 165.83 FEET; THENCE SOUTH 44°55'49" WEST, 168.91 FEET; THENCE SOUTH 18°53'04" EAST, 221.15 FEET; THENCE SOUTH 41°03'24" EAST, 749.47 FEET; THENCE SOUTH 17°10'39" EAST, 511.78 FEET; THENCE SOUTH 52°42'37" EAST, 335.86 FEET; THENCE NORTH 74°30'57" EAST, 245.80 FEET; THENCE SOUTH 27°54'04" EAST, 214.27 FEET; THENCE SOUTH 48°04'53" WEST, 176.04 FEET; THENCE SOUTH 06°17'05" WEST, 281.60 FEET; THENCE SOUTH 24°55'19" EAST, 157.18 FEET; THENCE SOUTH 16°00'38" EAST, 148.34 FEET; THENCE SOUTH 35°04'35" EAST, 216.71 FEET; THENCE SOUTH 74°11'55" EAST, 235.48 FEET; THENCE SOUTH 21°33'32" EAST, 100.36 FEET; THENCE SOUTH 12°45'16" WEST, 141.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 12°45'16" WEST, 89.41 FEET; THENCE SOUTH 76°13'58" WEST, 200.00 FEET; THENCE NORTH 13°46'02" WEST, 80.00 FEET; THENCE NORTH 76°13'58" EAST, 239.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 13

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE,

RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST,

638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST, 1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 135.07 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH 64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET; THENCE NORTH 52°50'57" EAST, 700.88 FEET; THENCE NORTH 10°08'02" EAST, 335.05 FEET; THENCE NORTH 29°31'35" EAST, 110.11 FEET; THENCE NORTH 58°03'59" EAST, 106.66 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 417.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°20'12" EAST, 415.26 FEET; THENCE SOUTH 38°00'34" WEST, 141.86 FEET; THENCE SOUTH 01°53'32" WEST, 210.88 FEET; THENCE SOUTH 13°24'43" WEST, 308.28 FEET; THENCE SOUTH 08°21'39" EAST, 189.05 FEET; THENCE SOUTH 43°17'29" EAST, 302.20 FEET; THENCE NORTH 86°51'31" EAST, 100.00 FEET; THENCE SOUTH 67°47'52" EAST, 540.96 FEET; THENCE SOUTH 07°06'24" WEST, 165.83 FEET; THENCE SOUTH 44°55'49" WEST, 168.91 FEET; THENCE SOUTH 18°53'04" EAST, 221.15 FEET;

THENCE SOUTH 41°03'24" EAST, 749.47 FEET; THENCE SOUTH 17°10'39" EAST, 511.78 FEET; THENCE SOUTH 52°42'37" EAST, 335.86 FEET; THENCE NORTH 74°30'57" EAST, 245.80 FEET; THENCE SOUTH 27°54'04" EAST, 214.27 FEET; THENCE SOUTH 48°04'53" WEST, 176.04 FEET; THENCE SOUTH 06°17'05" WEST, 281.60 FEET; THENCE SOUTH 24°55'19" EAST, 157.18 FEET; THENCE SOUTH 16°00'38" EAST, 148.34 FEET; THENCE SOUTH 35°04'35" EAST, 216.71 FEET; THENCE SOUTH 74°11'55" EAST, 235.48 FEET; THENCE SOUTH 21°33'32" EAST, 100.36 FEET; THENCE SOUTH 12°45'16" WEST, 231.01 FEET; THENCE SOUTH 40°17'20" EAST, 304.03 FEET; THENCE SOUTH 23°49'55" WEST, 231.09 FEET; THENCE SOUTH 48°22'03" WEST, 162.98 FEET; THENCE SOUTH 04°54'43" WEST, 519.42 FEET; THENCE SOUTH 76°38'20" EAST, 53.60 FEET; THENCE SOUTH 52°12'16" EAST, 122.90 FEET; THENCE SOUTH 16°37'38" WEST, 67.39 FEET; THENCE SOUTH 35°49'15" WEST, 176.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°23'18" WEST, 80.00 FEET; THENCE NORTH 84°36'42" WEST, 200.00 FEET; THENCE NORTH 05°23'18" EAST, 80.00 FEET; THENCE SOUTH 84°36'42" EAST, 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

EXCEPTION NO. 14

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE

OF NORTH 60°46'30" WEST, 51.62 FEET TO THE POINT OF TANGENCY; COURSE NO. 4: NORTH 83°26'00" WEST 936.05 FEET TO THE POINT OF NON-TANGENCY AND THE ARC OF A CURVE TO THE WEST; COURSE NO. 5: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2990.79 FEET, AN ARC DISTANCE OF 167.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°56'40" WEST, 166.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 6: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 53.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'22" WEST, 52.18 FEET TO A LINE LYING 60.00 FEET SOUTHERLY OF AN PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: NORTH 78°31'34" WEST, 2989.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5839.58 FEET, AN ARC DISTANCE OF 125.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'30" WEST, 125.93 FEET; THENCE SOUTH 13°59'47" EAST, 279.65 FEET; THENCE SOUTH 15°27'14" EAST, 368.98 FEET; THENCE SOUTH 21°14'15" EAST, 213.98 FEET; THENCE NORTH 66°09'33" EAST, 70.94 FEET; THENCE SOUTH 47°17'09" EAST, 115.61 FEET; THENCE SOUTH 45°14'42" EAST 196.29 FEET; THENCE SOUTH 76°13'42" EAST, 330.49 FEET; THENCE SOUTH 06°08'41" EAST, 185.24 FEET; THENCE SOUTH 18°35'58" WEST, 312.80 FEET; THENCE SOUTH 16°31'55" EAST, 306.55 FEET; THENCE SOUTH 15°16'45" EAST, 490.53 FEET; THENCE SOUTH 21°00'11" EAST, 678.16 FEET; THENCE SOUTH 10°36'42" WEST, 613.33 FEET; THENCE SOUTH 17°26'51" EAST, 218.74 FEET; THENCE SOUTH 23°48'22" WEST, 198.21 FEET; THENCE SOUTH 67°32'01" EAST, 164.89 FEET; THENCE NORTH 39°01'21" EAST, 230.84 FEET; THENCE NORTH 52°36'46" EAST, 460.60 FEET; THENCE NORTH 35°53'20" WEST, 132.18 FEET; THENCE NORTH 55°30'57" EAST, 202.80 FEET; THENCE NORTH 85°10'58" EAST, 195.66 FEET; THENCE NORTH 88°19'15" EAST, 225.03 FEET; THENCE NORTH 08°01'18" WEST, 253.23 FEET; THENCE NORTH 66°15'26" EAST, 638.84 FEET; THENCE SOUTH 38°36'40" EAST, 228.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.68 FEET, AN ARC DISTANCE OF 366.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°04'39" EAST, 364.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 15°32'36" EAST, 366.95 FEET; THENCE SOUTH 63°14'11" WEST, 779.24 FEET; THENCE SOUTH 05°28'39" EAST, 393.20 FEET; THENCE SOUTH 57°34'48" WEST, 347.65 FEET; THENCE SOUTH 13°07'39" EAST, 233.12 FEET; THENCE NORTH 72°12'31" EAST, 102.64 FEET; THENCE SOUTH 39°10'10" EAST, 243.35 FEET; THENCE NORTH 59°29'45" EAST

1015.20 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1089.32 FEET, AN ARC DISTANCE OF 385.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°20'57" EAST, 383.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 496.75 FEET, AN ARC DISTANCE OF 165.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'43" EAST, 164.48 FEET; THENCE SOUTH 30°57'35" WEST, 841.88 FEET; THENCE SOUTH 19°10'13" EAST, 199.99 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE SOUTH 63°31'50" EAST, 1846.46 FEET; THENCE NORTH 88°38'12" EAST, 72.10 FEET; THENCE NORTH 32°45'49" EAST, 135.07 FEET; THENCE NORTH 59°52'58" EAST, 157.63 FEET; THENCE SOUTH 80°36'18" EAST, 133.15 FEET; THENCE NORTH 58°15'19" EAST, 1118.00 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 910.00 FEET, AN ARC DISTANCE OF 431.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°53'55" EAST, 427.07 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°19'39" EAST, 606.83 FEET; THENCE SOUTH 71°06'50" WEST, 434.16 FEET; THENCE SOUTH 64°46'42" WEST, 606.01 FEET; THENCE SOUTH 17°08'14" EAST, 837.52 FEET; THENCE SOUTH 84°47'20" EAST, 123.17 FEET; THENCE NORTH 52°50'57" EAST, 700.88 FEET; THENCE NORTH 10°08'02" EAST, 335.05 FEET; THENCE NORTH 29°31'35" EAST, 110.11 FEET; THENCE NORTH 58°03'59" EAST, 106.66 FEET TO THE ARC OF A CURVE TO THE SOUTHEAST; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 417.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°20'12" EAST, 415.26 FEET; THENCE SOUTH 38°00'34" WEST, 141.86 FEET; THENCE SOUTH 01°53'32" WEST, 210.88 FEET; THENCE SOUTH 13°24'43" WEST, 308.28 FEET; THENCE SOUTH 08°21'39" EAST, 189.05 FEET; THENCE SOUTH 43°17'29" EAST, 302.20 FEET; THENCE NORTH 86°51'31" EAST, 100.00 FEET; THENCE SOUTH 67°47'52" EAST, 540.96 FEET; THENCE SOUTH 07°06'24" WEST, 165.83 FEET; THENCE SOUTH 44°55'49" WEST, 168.91 FEET; THENCE SOUTH 18°53'04" EAST, 221.15 FEET; THENCE SOUTH 41°03'24" EAST, 749.47 FEET; THENCE SOUTH 17°10'39" EAST, 511.78 FEET; THENCE SOUTH 52°42'37" EAST, 335.86 FEET; THENCE NORTH 74°30'57" EAST, 245.80 FEET; THENCE SOUTH 27°54'04" EAST, 214.27 FEET; THENCE SOUTH 48°04'53" WEST, 176.04 FEET; THENCE SOUTH 06°17'05" WEST, 281.60 FEET; THENCE SOUTH 24°55'19" EAST, 157.18 FEET; THENCE SOUTH 16°00'38" EAST, 148.34 FEET; THENCE SOUTH 35°04'35" EAST, 216.71 FEET; THENCE SOUTH 74°11'55" EAST, 235.48 FEET; THENCE SOUTH 21°33'32" EAST, 100.36 FEET; THENCE SOUTH 12°45'16" WEST, 231.01 FEET; THENCE SOUTH 40°17'20" EAST, 304.03 FEET; THENCE SOUTH 23°49'55" WEST, 231.09 FEET; THENCE SOUTH 48°22'03" WEST, 162.98 FEET; THENCE SOUTH 04°54'43" WEST,

519.42 FEET; THENCE SOUTH 76°38'20" EAST, 53.60 FEET; THENCE SOUTH 52°12'16" EAST, 122.90 FEET; THENCE SOUTH 16°37'38" WEST, 67.39 FEET; THENCE SOUTH 35°49'15" WEST, 176.88 FEET; THENCE SOUTH 05°23'18" WEST, 158.78 FEET; THENCE SOUTH 41°05'50" WEST, 222.30 FEET; THENCE SOUTH 19°11'05" EAST, 189.15 FEET; THENCE SOUTH 14°02'06" EAST, 154.06 FEET; THENCE SOUTH 05°06'00" WEST, 281.43 FEET; THENCE SOUTH 25°49'11" WEST, 70.84 FEET; THENCE SOUTH 32°02'10" WEST, 143.92 FEET; THENCE SOUTH 01°23'13" EAST, 194.46 FEET; THENCE SOUTH 84°04'29" EAST, 141.05 FEET; THENCE NORTH 48°17'58" EAST, 85.96 FEET; THENCE NORTH 62°03'30" EAST, 101.02 FEET; THENCE NORTH 78°41'14" EAST, 44.99 FEET; THENCE SOUTH 09°42'04" EAST, 167.13 FEET; THENCE SOUTH 56°09'55" WEST, 236.51 FEET; THENCE NORTH 81°16'27" WEST, 128.33 FEET; THENCE SOUTH 60°38'08" WEST, 136.82 FEET; THENCE SOUTH 02°18'47" WEST, 231.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 33°22'05" WEST, 93.38 FEET; THENCE NORTH 87°41'13" WEST, 200.00 FEET; THENCE NORTH 02°18'47" WEST, 80.00 FEET; THENCE SOUTH 87°41'13" EAST, 248.17 FEET TO THE POINT OF BEGINNING.

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4/24/2001 (9:39 am)

EXHIBIT "B"

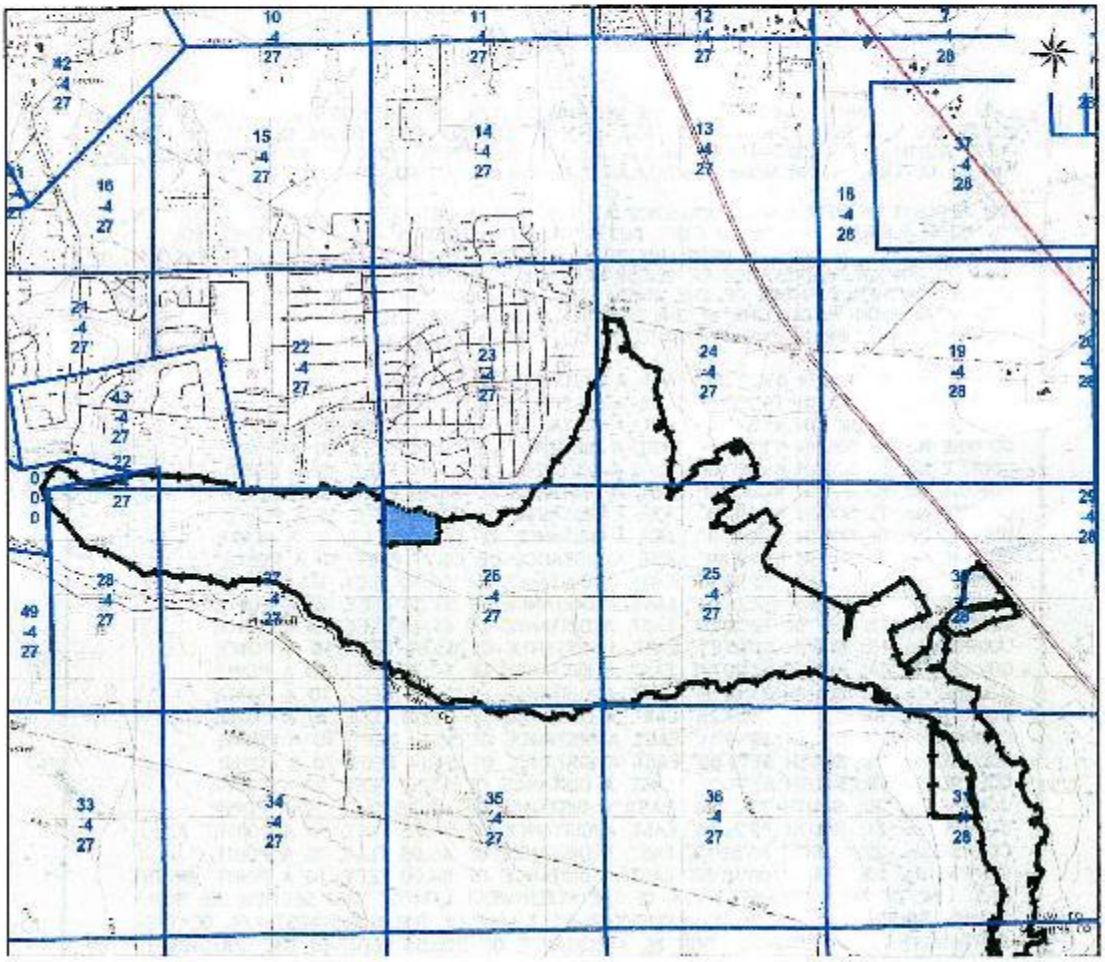
A PARCEL OF LAND, BEING ALL OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, LYING SOUTH OF THE MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 26, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND RUN THENCE SOUTH 00°55'34" WEST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 26, A DISTANCE OF 263.58 FEET, TO A POINT ON THE MEAN HIGH WATER LINE OF THE SOUTHERLY SHORE OF THE NORTH FORK OF JULINGTON CREEK; RUN THENCE, ALONG THE MEAN HIGH WATER LINE OF THE SOUTHERLY SHORE OF THE NORTH FORK OF JULINGTON CREEK, THE FOLLOWING TWENTY-THREE(23) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 63°32'09" EAST, A DISTANCE OF 36.68 FEET, TO A POINT;
COURSE No. 2: SOUTH 79°26'16" EAST, A DISTANCE OF 61.48 FEET, TO A POINT;
COURSE No. 3: SOUTH 67°54'19" EAST, A DISTANCE OF 53.74 FEET, TO A POINT;
COURSE No. 4: SOUTH 65°43'35" EAST, A DISTANCE OF 90.96 FEET, TO A POINT;
COURSE No. 5: SOUTH 64°26'09" EAST, A DISTANCE OF 65.84 FEET, TO A POINT;
COURSE No. 6: SOUTH 65°33'58" EAST, A DISTANCE OF 86.84 FEET, TO A POINT;
COURSE No. 7: SOUTH 60°19'08" EAST, A DISTANCE OF 86.26 FEET, TO A POINT;
COURSE No. 8: SOUTH 62°04'14" EAST, A DISTANCE OF 114.07 FEET, TO A POINT;
COURSE No. 9: SOUTH 65°18'49" EAST, A DISTANCE OF 56.77 FEET, TO A POINT;
COURSE No. 10: SOUTH 73°55'45" EAST, A DISTANCE OF 59.70 FEET, TO A POINT;
COURSE No. 11: SOUTH 82°28'06" EAST, A DISTANCE OF 57.36 FEET, TO A POINT;
COURSE No. 12: NORTH 72°30'04" EAST, A DISTANCE OF 61.42 FEET, TO A POINT;
COURSE No. 13: NORTH 51°15'23" EAST, A DISTANCE OF 63.59 FEET, TO A POINT;
COURSE No. 14: NORTH 66°20'48" EAST, A DISTANCE OF 43.70 FEET, TO A POINT;
COURSE No. 15: SOUTH 83°50'39" EAST, A DISTANCE OF 54.17 FEET, TO A POINT;
COURSE No. 16: SOUTH 48°13'25" EAST, A DISTANCE OF 50.95 FEET, TO A POINT;
COURSE No. 17: SOUTH 39°49'11" EAST, A DISTANCE OF 56.91 FEET, TO A POINT;
COURSE No. 18: SOUTH 51°12'58" EAST, A DISTANCE OF 54.14 FEET, TO A POINT;
COURSE No. 19: SOUTH 67°20'36" EAST, A DISTANCE OF 55.52 FEET, TO A POINT;
COURSE No. 20: SOUTH 78°30'32" EAST, A DISTANCE OF 48.78 FEET, TO A POINT;
COURSE No. 21: SOUTH 79°29'16" EAST, A DISTANCE OF 87.75 FEET, TO A POINT;
COURSE No. 22: SOUTH 85°59'13" EAST, A DISTANCE OF 45.95 FEET, TO A POINT;
COURSE No. 23: SOUTH 60°18'39" EAST, A DISTANCE OF 94.07 FEET, TO A POINT, ON THE EAST LINE OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 26; RUN THENCE SOUTH 01°20'46" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 26, A DISTANCE OF 588.55 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 26; RUN THENCE SOUTH 88°38'48" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 26, A DISTANCE OF 1,323.55 FEET, TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 26; RUN THENCE NORTH 00°55'34" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, A DISTANCE OF 1,041.76 FEET, TO A POINT ON THE MEAN HIGH WATER LINE, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 1,063,853 SQUARE FEET, OR 24.42 ACRES, MORE OR LESS, IN AREA.

EXHIBIT "C"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MEMORANDUM

Julington-Durbin Cooperative Agreement
Duval County

DATE: January 8, 2009

TO: Central Files

THROUGH: Robert Christianson, Director
Department of Operations and Land Resources

Steve R. Miller, Director
Division of Land Management

FROM: Jo Anna Emanuel, Land Resource Planner
Division of Land Management

SUBJECT: Julington-Durbin Peninsula Intergovernmental Management Agreement

Transmitted herewith please find the above referenced document to be maintained in the District's central files.

As always, please feel free to contact us if you have any questions or if we may be of further assistance.

Cc: Property File

APPENDIX C – MANAGEMENT ADVISORY GROUP

JULINGTON-DURBIN PRESERVE
MANAGEMENT ADVISORY GROUP (MAG) MEETING
OCTOBER 28, 2020
VIRTUAL MEETING – MICROSOFT TEAMS

AGENDA

1. Welcome and Introductions – Brent Bachelder
2. Management Plan Overview Presentation – Brent Bachelder
3. Resource Management Overview – Heather Venter
4. Round Robin Comment and Discussion – Group

SJRWMD STAFF IN ATTENDANCE: Brent Bachelder (Land Management Planner, Bureau of Land Resources), Brian Emanuel (Chief, Bureau of Land Resources), Geoffrey Sample (Intergovernmental Coordinator, Governmental Affairs Program), Heather Venter (Land Manager, Bureau of Land Resources), Jeremy Olson (North Program Manager, Bureau of Land Resources), Sandy Oxenrider (Land Management Planner, Bureau of Land Resources)

GROUP MEMBERS INVITED, CONFIRMED ATTENDANCE, BUT NOT PRESENT: Michelle Waterman (Florida Department of Environmental Protection, Florida Park Service)

MAG COMMENTS – ROUND TABLE COMMENT AND DISCUSSION PERIOD

Shannon Blankinship (St. Johns Riverkeeper): PG 15 mentioned no thorough plant and animal list for the property. Looking at land use change maps, the preserve has become an island, so feel it may be a good time to do a detailed plant and animal survey to get a good baseline for preserving those species. Q- nearby land use changes and related to necessary prescribed fire. Was part of group to oppose development near Pumpkin Hill – 100 homes to have multiple impacts, most residents were there to be voice for active fire management needs in the area. JDP is going to be there for a while so need active level of communication as land is being developed and the needs of fire managers. The area will become more dense and create difficulties, and don't want to come to a point where fire management may be impacted. Would like to see District or DEP or COJ pursue communication on fire management and difficulties in urban interface. Have a statement in LMP discussing the difficulties in burning with development adjacent, and present that information to developers. **Mark Middlebrook** added to put appropriate safeguards or ordinance that states how many feet development should stay back from conservation lands. Get stakeholders together to put together an ordinance to help developers understand issues with prescribed fire management needs. Suggestion to be proactive and not leave issue on the homeowners, and come up with integrative fire management plan to deal with these issues.

Walter Bryant (Florida Trail Association/Florida Native Plant Society): Primarily resident FNPS, Ixia Chapter – this Chapter has adopted preserve for important source of plants in Northern Florida with most famous being Bartram's Ixia. LMP indicates a comprehensive survey has not been complete, but several members have come up with 408 plants compared to 150 in LMP. Have list of 7 listed plant species that are not listed in the LMP. Would like to get survey incorporated into LMP and would like to know how District can use work and data collected. Will send excel spreadsheet. Would like to compliment Heather and team for management of property – appreciate block of Ixia being burned in 2018. FNPS conference tentatively rescheduled for 2022. Very few sites have Bartram's Ixia, and emphasize importance of maintaining those rare sites. Recommends caution with allowing wedding photographers and similar activities on site because of drone use and dangers associated. Update the directional signage or blazing on trails – where white trail ends and yellow trail begins is confusing. Recommend additional signage or blazing where those trails intersect. May be able to provide some support on re-blazing trails. Wants to know mowing frequency of trails. Spur trail off the yellow trail is probably underutilized but there are important plants down that trail – and has become overgrown. This trail is not part of the mowing contract and not maintained by COJ. Red trail has several boardwalks, and mid-way down trail was underwater. Currently do not have means to get material to that spot. Followed fence around and noticed people are climbing fence to get to apartments, but that part of property is also overgrown.

Brian Burket (City of Jacksonville): As co-manager for recreation side, all comments have been addressed. Planned improvements are modest with scale of visitors, and LMP details those improvements. LMP mentions kayak launch but would call it more of a kayak landing, as not feasible location to launch. Other launches are along Julington, and LMP calls for shoreline stabilization, and potential idea of adding modest platform for fishing at end of red trail area. Interpretive trail at trailhead for hospital patients to have opportunity to get outdoors. Darrell Joseph reviewed plan and sends compliments.

Jennifer Casey (Duval Soil and Water Conservation District): Submitted written comments. Goal 5.8, promote education and educational opportunities, but question if these are being promoted. Looked at COJ and District website and could not find link for educational information and getting students out on the site. Emphasize importance of promoting educational opportunities and how important that is for our children and future generations. Suggest putting link to educational tab from Preserve site to make it more easily accessible to families. Could also put upcoming events in kiosk. Goal 5.9 Outreach – recommend social media campaign. Free campaign to target groups and get word out for visiting the Preserve. Could target specific groups in social media campaign.

Mary Farr (Backcountry Horsemen): Comment to Heather about fire, she has small property in urban area that they burn regularly – may be helpful to have more personal interactions. Wants to know if horses can go down the interior roads? Can help with trailhead, and coordinating with nonprofit groups for trail maintenance – looking at changes on trails there are a lot of grants from horse related entities to help pay for some of these improvements on the trail system. Would like to help with other nonprofits and coordinate with them on education of trail sharing. Pleasure to be part

of group and keep JDP as part of District. Backcountry Horseman can offer labor and pursue grants for accomplishing objectives at JDP. Agree with issues on trail blazing and confusion with intersection of white and yellow trail. Suggest putting sign with arrow toward parking lot. Would be willing to assist with re-blazing of trail system.

Chris Farrell (Audubon Florida): Overall, I am very impressed with the management of this property; Heather and staff have done a great job. In particular, the amount of land in Condition Class 1 and 2 has steadily moved from 50% to 75% over the last 10 years. Fire management is critical for this property and the District has done well in this regard with visible benefits to the sandhill habitats on site, especially given the challenges with fire management due to the adjacent development. Though it may be outside the scope of the management plan, I would like to add that it is critical that the District remains committed to this level of management with appropriate funding and staffing so that we do not lose ecological value of this property or the financial investment made in restoring it.

The management plan states there is a 10-acre portion of the property that is currently identified for surplus. I recommend the District remove that property from surplus consideration. While these 10 acres are currently upland habitat separated from other uplands due to Durbin Creek, the land still has conservation value that could be lost through surplus. It serves as a buffer between the immediately adjacent development and Durbin Creek, providing several environmental benefits including filtration of pollutants from the residential areas. Additionally, it is important to maintain all lands adjacent to waterways in this tidally-influenced area as sea level rise leads to habitat migration.

Update picture used in LMP as there is now housing development – this surplus property provides buffer.

Just a reminder that a great source of information about avian usage of the site is eBird – a database of bird observations submitted by users around the world. “Julington-Durbin Preserve” is a “hotspot” in the system – a frequently visited birding site that people can click on to help pool the data for the site. As of today, the Preserve has 136 species listed from 407 checklists submitted and more checklists are added each week. The Preserve’s sandhill habitats are of immense ecological value given the loss of this once-expansive habitat in the Southeast US and is an important site for birds like the Brown-Headed Nuthatch and Bachman’s Sparrow. Of course, if District staff ever need help with eBird – using it or pulling data from it – Audubon is willing to assist. A quick note on data quality; all submissions to eBird are reviewed by a regional expert that evaluates rare or unusual species data. Users are frequently asked for detailed descriptions of their observations and pictures to help support their identifications. All data is tied to specific users and many of eBirds frequent users are experts in bird identification. We encourage all resource managers to familiarize themselves with this high-quality community-driven resource.

Allan Hallman (Florida Fish and Wildlife Conservation Commission): Ask about the gopher tortoise relocation when property was purchased, and didn't notice anything else in reference to that. Are you still doing gopher tortoise surveys long term monitoring and want to know if Preserve is still a recipient site. Suggest reaching out to FWC for future efforts with gopher tortoise monitoring at Preserve. In regards to outreach and citizen science and partnering with Audubon and FNPS – could see this being a benefit for the Preserve to get these groups to provide data and public exposure.

Regarding recreation - currently is there a mechanism to track number users (trail counter) or events (coordinated public/private events) at the preserve? What is the recreational pressure weekly/monthly? Is a event permit required for audubon/NPS/school groups if they wanted to use the area for field trips? This may be a consideration to provide more numbers/justification public use.

Billy Lipthrott (Rayonier Inc.): LMP is spot on with objectives – number one tool in LMP and management of this property is fire. Understands liability of prescribed burns, and wants to emphasize education. Teacher tour may be good project to get involved with to help with education about forestry and fire. We have a lot of people moving to Florida who don't understand fire, and need education. Also could work with HOA meetings and talk to adjacent homeowners. Emphasize the LMP is good, and happy to read it. In future if possible have a field component tied into meeting and review.

Ryan Mauch (St. Johns County): St. Johns County is open to assisting District staff with any planning, data collecting or implementing the plan for any areas of the preserve in the future. Please add me to the "day of" prescribed fire contact list as we get lots of smoke calls from around the County. If any management issues arise on the southern portion of the property or if you would like to share ideas on beneficial management strategies, please feel free to reach out.

Mark Middlebrook (Timucuan Parks Foundation): Wants to thank District and Heather in particular on progress that has been made at JDP. This Preserve is becoming a show piece and think Heather has done extraordinary job out there. Fire management needs to be dealt with, and looking at planning mode going forward with a schedule saying – by 2023 want to have educational program set up. Put on a schedule we need to have plant or animal survey done by this date – things that are critical to property. Reminder we are in rapidly growing city and as development continues keep looking at how property is being managed and make sure we are doing best job. Looking at things that could be done to improve habitat for migratory birds. Make everyone knows the value of these properties and that development pressures don't conflict. Make sure that objectives set out in the LMP are being completed. Will add written comments. Wants to make sure JDP stays a preserve and not a golf course. Offers partnership to assist with meeting management objectives. Trail counters would be useful to know how much use the Preserve is getting, and with population growth may need to get a carrying capacity.

Dave Miracle (St. Johns River Water Management District, Regulatory): Sent written comments. Encourage the enhancement of signage and information kiosks on trail system to inform public of current conditions. Have boated both creeks, and used to be inaccessible but has opened up. Noticed more access for boats – looking for no wake zone, or anything to support slowing down the boats for safety of other users and the property.

Previously submitted written comments:

On a recent visit to the Preserve, access to Durbin Creek via Red Blaze Trail was blocked by standing water. See attached photo. Suggest installation of a boardwalk over this area to improve access to Durbin Creek.

Improved trail signage/directions in key locations, such as trail intersections, would be helpful. See attached photo of a trails heading in two directions, but no clear signage of where each trail leads.

More information such as small signage along trails would be beneficial. Examples included type of habitat, tree or plant names, restoration activity (such as longleaf pine planting), and when was the last prescribed fire in that area.

Consider another trail to Durbin Creek since a pavilion has been constructed across the Durbin Creek from the existing end of Red Blaze Trail. Access to a completely undeveloped location along Durbin Creek would be beneficial.

I recommend extended slow speeds zones for motorized watercraft on both Julington and Durbin Creeks to prevent stream bank erosion and disturbance of wildlife. Currently, the most upstream slow speed zones are at the confluence of the Julington and Durbin Creeks, along the western end of the Preserve. I have boated both creeks for approximately 20 years. Until a few years ago, higher speeds on both creeks upstream of the last single-family dock was virtually impossible due to numerous trees and low hanging branches over the water. After one of the recent storms, Hurricane Mathew if my memory is correct, I observed a work crew removing all tree branches over the water. This removed all obstructions over the Creeks and since that time I have witnessed motorized watercraft speeding up and down both creeks for extended distances upstream that were not possible in the past. On Durbin Creek, I have seen boats on a plane as far upstream as the terminus of Red Blaze Trail. The number of non-motorized craft utilizing both creeks has increase now that both Julington and Durbin Creeks have canoe/kayak launches. On Julington Creek, the launch is upstream of the Preserve and on Durbin it is in the upper reaches of the Preserve. High motorized watercraft speeds discourage utilization by canoe and kayakers, is a clear safety issue, disturbs wildlife, is a serious threat to manatees (which have observed in both creeks), and contributes to stream bank erosion. An official slow speed zone on both creeks, perhaps upstream of the most upstream existing single-family dock, would be very beneficial to the environmental value of the property and those who canoe/kayak Julington and Durbin Creeks.

Sam Negaran (Florida Forest Service): Lives close to JDP, and can see how important preserve is to community. LMP 1.1 pg 1, talks about Old St. Augustine road, pg 170 – clarify road name. PG 26 in 5.1 on PG 34, PG 37 discrepancies in acreage for fire. Projected Revenue in Table 2 – 769 tons, comes out to 24 tons per acre- may be low and hard to get logger in there. LMP was well written overall.

APPENDIX D – SOIL DESCRIPTIONS

The following soil series descriptions correspond with soil names found in Figure 5 and are taken directly from the USDA-NRCS using the online query tool.

BOULOGNE – The Boulogne series consists of poorly drained soils with varying permeability based on the degree of cementation. This soil type is located in flatwoods in the Coastal Plain with origins from sandy, marine sediments.

Common uses include forestry, range, and improved pasture. The typical natural community is longleaf and slash pine, wiregrass, and saw palmetto flatwoods.

EVERGREEN-WESCONNETT - The Evergreen series consists of nearly level, very poorly drained soils that formed in thin decomposed organic materials underlain by sandy marine sediments in the Coastal Plain. They are in depressions within the flatwoods. Slopes range from 0 to 2 percent.

Most areas are comprised of bald cypress, sweetgum, sweet bay, and large gallberry swamps.

HURRICANE and RIDGEWOOD – The Hurricane series consists of very deep, somewhat poorly drained, moderately rapid permeable soils on broad areas that are slightly higher than the adjacent flats in the Southern Coastal Plain and associated flatwoods. Slopes range from 0 to 5 percent.

Native vegetation consists of slash pine, longleaf pine, bluejack oak, turkey oak, and post oak with an understory of sawpalmetto, gallberry, broomsedge, bluestem, and wiregrass. Some areas have been cleared for improved bahiagrass pasture.

KERSHAW - The Kershaw series consists of very deep, excessively drained, rapid or very rapidly permeable soils on uplands and dune-like landscapes of the Coastal Plain. They formed in thick sandy deposits, mostly of marine origin. Slopes range from 2 to 15 percent.

Some areas have been cleared and planted to coastal bermudagrass or bahiagrass. Native vegetation consists of turkey oak, bluejack oak, and scrub live oak with scattered longleaf pine as the overstory and scattered rosemary, palmettos, and clumps of thin grasses are in the understory. Lichens cover the surface in some of the open places.

LEON – The Leon series consists of very deep, very poorly and poorly drained, moderately rapid to moderately slowly permeable soils on upland flats, depressions, stream terraces and tidal areas. They formed in thick beds of acidic, sandy marine sediments.

Most areas of Leon soils are used for forestry, rangeland and pasture. The natural vegetation consists of longleaf pine, slash pine, water oak, myrtle, with a thick undergrowth of sawpalmetto, running oak, fetterbush and other lyionia, gallberry, wax myrtle, and wiregrass. In depressions, the vegetation is dominated by brackenfern, smooth sumac and swamp cyrilla are common. Vegetation

in the tidal marshes includes seaoxeye, cordgrass, saltgrass, saltwort, and smooth cordgrass.

LYNN HAVEN – The Lynn Haven series consists of very deep, poorly and very poorly drained, moderate or moderately rapid permeable soils in low areas and depressions the Gulf Coast and Atlantic Flatwoods. They formed in thick deposits of sandy marine sediments. Slopes range from 0 to 5 percent.

Most areas of Lynn Haven soils remain in their natural state. A few small areas are used for truck crops and pasture land. The native vegetation consists of slash pine, longleaf pine, or cypress and bay trees with an undergrowth of saw palmetto, gallberry, fetterbush, huckleberry, and pineland threeawn. In depressions, cypress and bay trees are denser along with blackgum, red maple, and Ogeechee lime.

MAUREPAS - The Maurepas series consists of very deep, very poorly drained, rapidly permeable organic soils that formed in woody plant remains. These soils are in large backswamps in coastal areas. Slopes are less than 1 percent.

Most areas are in a natural state because they are in deep swamps.

ORTEGA - The Ortega series consists of very deep, moderately well drained soils that formed in a sandy deposit on marine terraces. These soils are on nearly level to strongly sloping upland landscapes. Slopes range from 0 to 12 percent.

Some areas of this soil are used for community development. A few areas are used for pasture, timber, and pulpwood production. Natural vegetation consists of second growth slash and longleaf pine, turkey and blackjack oak, and scattered saw palmetto with an understory of pineland threeawn, panicums, and grassleaf goldenaster.

PAMLICO – The Pamlico series consists of very poorly drained soils that formed in decomposed organic material underlain by dominantly sandy sediment. The soils are on nearly level flood plains, bays, and depressions of the Coastal Plain. Slopes are less than 1 percent.

These soils are used for improved pasture, corn, soybeans, oats, truck crops, and other cultivated crops when drained. The native vegetation consists of pond pine, tupelo gum, sweetbay, gumtrees, cypress, greenbrier, and wax myrtle.

POTTSBURG – 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 saw palmetto,

gallberry, pineland threeawn, broomsedge bluestem, lopsided indiangrass, chalky bluestem, wild grape, and other perennial grasses.

RUTLEGE – This series consists of very poorly drained, rapidly permeable soils found in upland flatwoods, depressional areas and floodplains. They formed from marine or fluvial sediments.

Uses include truck crops, corn, soybeans, hay and pasture. The native vegetation includes blackgum, Carolina ash, red maple, sweetbay, tulip popular, water oak, pin oak, pond pine, slash pine, and loblolly pine.

ST. JOHNS - 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 saw palmetto, gallberry, wax myrtle, huckleberry, and pineland threeawn. Some areas that have adequate water control are used for citrus, improved pasture, and special crops.

SURRENCY – This series consists of very poorly drained, moderately slow to moderate permeable soils in upland depressions and sluggish drainageways.

Some areas used for wet pasture. Natural vegetation includes blackgum, Carolina ash, red maple, sweetbay, tulip popular, water oak, pin oak, pond pine, slash pine, and loblolly pine.

TAVARES – 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.

TERRA CEIA - The Terra Ceia series consists of very deep, very poorly drained organic soils that formed from non-woody fibrous hydrophytic plant remains. They occur mostly in nearly level fresh water marshes and occasionally on river flood plains and in tidal swamps or flats.

Natural vegetation includes sawgrass, lilies, sedges, reeds, maidencane, and other aquatic plants. Wooded areas include cypress, black gum, cabbage palm, carolina ash, loblolly bay, red maple, sweetbay, and pond pine. American and white mangrove trees are dominate in tidal areas.

APPENDIX E – PLANT and ANIMAL LIST – DOCUMENTED AT THE PRESERVE

PLANTS

FERNS

Japanese climbing fern*	*Lygodium japonicum*
Cinnamon fern	*Osmunda cinnamomea*
Royal fern	*Osmunda regalis*
Resurrection fern	*Polypodium polypodioides*
Bracken fern	*Pteridium aquilinum*
Netted chain fern	*Woodwardia areolata*
Virginia chain fern	*Woodwardia virginica*

GYMNOSPERMS

Sand pine	*Pinus clausa*
Slash pine	*Pinus elliottii*
Longleaf pine	*Pinus palustris*
Pond pine	*Pinus serotina*
Loblolly pine	*Pinus taeda*
Bald cypress	*Taxodium distichum*

MONOCOTS

Yellow colicroot	*Aletris lutea*
Southern colicroot	*Aletris obovata*
Bushy bluestem	*Andropogon glomeratus var. glaucopsis*
Bluestem, broomsedge	*Andropogon virginicus var. glaucus*
Wiregrass	*Aristida berychiana*
Bottlebrush threeawn	*Aristida spiciformis*
Switchcane	*Arundinaria gigantea*
Bartram's ixia	*Calydorea caelestina*
Jamaica swamp sawgrass	*Cladium jamaicense*
Whitemouth dayflower	*Commelina erecta*
Seven-sisters	*Crinium americanum*
Toothachegrass	*Ctenium aromaticum*
Florida toothachegrass	*Ctenium floridanum*
Green-fly orchid	*Epidendrum conopseum*
Cogongrass*	*Imperata cylindrica*
Neddlepod rush	*Juncus scirpoides*
Bloodroot	*Lachnanthes caroliniana*

Southern twayblade	*Listera australis*
Maidencane	*Panicum hemitomon*
Giant orchid	*Pteroglossaspis ecristata*
Starrush whitetop	*Rhynchospora colorata*
Dwarf palmetto	*Sabal minor*
Cabbage palm	*Sabal palmetto*
Saw palmetto	*Serenoa repens*
Narrowleaf blue-eyed grass	*Sisyrinchium angustifolium*
Earleaf greenbrier	*Smilax auriculata*
Saw greenbrier	*Smilax bona-nox*
Cat greenbrier	*Smilax glauca*
Spanish moss	*Tillandsia usneoides*
Ohio spiderwort	*Tradescantia ohiensis*
Broadleaf cattail	*Typha latifolia*
Carolina yellow-eyed grass	*Xyris caroliniana*
Adam's needle	*Yucca filamentosa*

DICOTS

Southern red maple	*Acer rubrum*
Florida hobblebush	*Agarista populifolia*
Mimosa*	*Albizia julibrissin*
Common ragweed	*Ambrosia artemisiifolia*
Bastard indigo	*Amorpha fruticosa*
Pepper vine	*Ampelopsis arborea*
Devil's-walkingstick	*Aralia spinosa*
Florida Indian plantain	*Arnoglossum floridanum*
Carolina milkweed	*Asclepias cinerea*
Velvetleaf milkweed	*Asclepias tomentosa*
Wolly pawpaw	*Asimina incana*
Bigflower pawpaw	*Asimina obovata*
Dwarf pawpaw	*Asimina pygmaea*
Salt bush	*Baccharis halimifolia*
Blue hyssop	*Bacopa caroliniana*
Oneflower honeycombhead	*Balduina uniflora*
Soft greeneyes	*Berlandiera pumila*
Begger-ticks	*Bidens alba*
Beautyberry	*Callicarpa americana*
Florida paintbrush	*Carphephorus corymbosus*
Vanillaleaf	*Carphephorus odoratissimus*
Ironwood	*Carpinus caroliniana*
Pignut hickory	*Carya glabra*
Butterfly-pea	*Centrosema virginianum*
Redroot	*Ceanothus americanus*

Buttonbush	*Cephalanthus occidentalis*
Camphor-tree*	*Cinnamomum camphora*
Thistle	*Cirsium horridulum*
Tread softly	*Cnidoscolus stimulosus*
Flowering dogwood	*Cornus florida*
Roseling	*Cuthbertia ornata*
Virginia buttonweed	*Diodia virginiana*
Persimmon	*Diospyros virginiana*
Tall elephantsfoot	*Elephantopus elatus*
Fragrant eryngium	*Eryngium aromaticum*
Baldwin's eryngo	*Eryngium baldwinii*
Button eryngo	*Eryngium yuccifolium*
Dog fennel	*Eupatorium capillifolium*
Milk pea	*Galactia elliottii*
Yellow jessamine	*Gelsemium sempervirens*
Loblolly bay	*Gordonia lasianthus*
Innocence	*Hedyotis procumbens*
Sandweed	*Hypericum fasciculatum*
Gallberry	*Ilex glabra*
American Holly	*Ilex opaca*
Virginia pepperweed	*Lepidium virginicum*
Chapman’s gayfeather	*Liatris chapmanii*
Gopher apple	*Licania michauxii*
Canada toadflax	*Linaria canadensis*
Sweetgum	*Liquidambar styraciflua*
Glade lobelia	*Lobelia glandulosa*
Skyblue lupine	*Lupinus diffusus*
Roserush	*Lygodesmia aphylla*
Staggerbush	*Lyonia fruticosa*
Fetterbush	*Lyonia lucida*
Southern magnolia	*Magnolia grandiflora*
Sweet bay	*Magnolia virginiana*
Sensitive brier	*Mimosa quadrivalvis*
Partridgeberry	*Mitchella repens*
Wax myrtle	*Myrica cerifera*
Swamp tupelo	*Nyssa sylvatica var. biflora*
Wild olive	*Osmanthus americana*
Virginia creeper	*Parthenocissus quinquefolia*
Redbay	*Persea borbonia*
Walter's groundcherry	*Physalis walteri*
Pokeweed	*Phytolacca americana*
Saltmarsh fleabane	*Pluchea odorata*
Orange milkwort	*Polygala lutea*
Candyroot	*Polygala nana*

Chickasaw plum	*Prunus angustifolia*
Blackroot	*Pterocaulon pycnostachyum*
Sand live oak	*Quercus geminata*
Bluejack oak	*Quercus incana*
Turkey oak	*Quercus laevis*
Laurel oak	*Quercus laurifolia*
Sand post oak	*Quercus margaretta*
Myrtle oak	*Quercus myrtifolia*
Water oak	*Quercus nigra*
Running oak	*Quercus pumila*
Live oak	*Quercus virginiana*
Pale meadowbeauty	*Rhexia mariana*
Nuttall's meadowbeauty	*Rhexia nuttalli*
Winged sumac	*Rhus copallina*
Sand blackberry	*Rubus cuneifolius*
Marsh pink	*Sabatia grandiflora*
Carolina willow	*Salix caroliniana*
Lyreleaf sage	*Salvia lyrata*
Elderberry	*Sambucus canadensis*
Lizard's tail	*Saururus cernuus*
Queen's delight	*Stillingia sylvatica*
Poison ivy	*Toxicodendron radicans*
Chinese tallow-tree*	*Triadica sebifera*
Forked blue curls	*Trichostema dichotomum*
American elm	*Ulmus americana*
Sparkleberry	*Vaccinium arboreum*
Highbush blueberry	*Vaccinium corymbosum*
Shiny blueberry	*Vaccinium myrsinites*
Deerberry	*Vaccinium stamineum*
Bog White violet	*Viola lanceolata*
Early blue violet	*Viola palmata*
Muscadine grape	*Vitis rotundifolia*
Hercules-club	*Zanthoxylum clava-herculis*

* = Exotic species

INVERTEBRATES

CRAYFISH

Deceitful crayfish	*Procambarus fallax*
Muddiver crayfish	*Procambarus geodytes*
Peninsula crayfish	*Procambarus paeninsulanus*
Black Creek crayfish	*Procambarus pictus*

BUTTERFLIES

Gulf Fritillary	*Agraulis vanillae nigior*
Lace-winged Roadside-Skipper	*Amblyscirtes aesculapius*
Delaware Skipper	*Anatrytone logan logan*
Sachem	*Atalopedes campestris huron*
Red-banded Hairstreak	*Calycopis cecrops*
Eastern Tailed Blue	*Cupido comyntas comyntas*
Queen	*Danaus gilippus berenice*
Monarch	*Danaus plexippus plexippus*
Silver-spotted Skipper	*Epargyreus clarus clarus*
Horace's Duskywing	*Erynnis horatius*
Juvenal's Duskywing	*Erynnis juvenalis juvenalis*
Zarucco Duskywing	*Erynnis zarucco*
Palmetto Skipper	*Euphyes arpa*
Dion Skipper	*Euphyes dion*
Variegated Fritillary	*Euptoieta claudia*
Zebra Longwing	*Heliconius charithonia tuckeri*
Ceraunus Blue	*Hemiargus ceraunus antibubastus*
Carolina Satyr	*Hermeuptychia sosybius*
Dotted Skipper	*Hesperia attalus slossonae*
Eastern Meske's Skipper	*Hesperia meskei straton*
Fiery Skipper	*Hylephila phyleus phyleus*
Common Buckeye	*Junonia coenia coenia*
Clouded Skipper	*Lerema accius*
Southern Pearly-eye	*Lethe portlandia floralae*
Red-spotted Purple	*Limenitis arthemis astyanax*
Little Wood Satyr	*Megisto cymela viola*
Swarthy Skipper	*Nastra lherminier*
Twin-spot Skipper	*Oligoria maculata*
Ocola Skipper	*Panoquina ocola ocola*
Phaon Crescent	*Phyciodes phaon phaon*
Pearl Crescent	*Phyciodes tharos tharos*
Yehl Skipper	*Poanes yehl*
Tawny-edged Skipper	*Polites themistocles themistocles*
Whirlabout	*Polites vibex vibex*
Little Glassywing	*Pompeius verna verna*
Tropical Checkered-Skipper	*Pyrgus oileus*
Appalachian Brown	*Satyrodes appalachia appalachia*
Gray Hairstreak	*Strymon melinus melinus*
Southern Cloudywing	*Thorybes bathyllus*
Confused Cloudywing	*Thorybes confusis*
Northern Cloudywing	*Thorybes pylades pylades*
Long-tailed Skipper	*Urbanus proteus proteus*

Red Admiral	*Vanessa atalanta rubria*
American Lady	*Vanessa virginiensis*
Southern Broken-dash	*Wallengrenia otho otho*

VERTEBRATES

FISHES

Bowfin	*Amia calva*
Everglades pygmy sunfish	*Elassoma evergladei*
Swamp darter	*Etheostoma fusiforme*
Mosquitofish	*Gambusia holbrooki*
Least killifish	*Heterandria formosa*
Warmouth	*Lepomis gulosus*
Bluegill	*Lepomis macrochirus*
Spotted sunfish	*Lepomis punctatus*
Bluefin killifish	*Lucania goodei*
Largemouth bass	*Micropterus salmoides*
Tadpole madtom	*Noturus gyrinus*

AMPHIBIANS

Southern toad	*Anaxyrus terrestris*
Green treefrog	*Hyla cinerea*
Pinewoods treefrog	*Hyla femoralis*
Squirrel treefrog	*Hyla squirella*
Pig frog	*Lithobates grylio*
Southern leopard frog	*Lithobates sphenocephala*
Eastern spadefoot toad	*Scaphiopus holbrooki holbrooki*

REPTILES

Crocodilians

American alligator	*Alligator mississippiensis*

Turtles

Florida softshell turtle	*Apalone ferox*
Peninsula cooter	*Pseudemys peninsularis*
Gopher tortoise	*Gopherus polyphemus*
Stinkpot	*Sternotherus odoratus*
Florida box turtle	*Terrapene carolina*

Lizards

Green anole	*Anolis carolinensis*
Cuban brown anole*	*Anolis sagrei*
Eastern fence lizard	*Sceloporus undulatus*
Six-lined racerunner	*Aspidoscelis sexlineata*
Southeastern five-lined skink	*Plestiodon inexpectatus*
Ground skink	*Scincella lateralis*
Eastern glass lizard	*Ophisaurus ventralis*

Snakes

Florida cottonmouth	*Agkistrodon piscivorus conanti*
Southern black racer	*Coluber constrictor priapus*
Eastern diamondback rattlesnake	*Crotalus adamanteus*
Eastern cornsnake	*Pantherophis guttatus*
Eastern rat snake	*Pantherophis alleghaniensis*
Harlequin coral snake	*Micrurus fulvius*
Southern water snake	*Nerodia fasciata*
Rough green snake	*Opheodrys aestivus*
Dusky pigmy rattlesnake	*Sistrurus miliarius barbouri*
Eastern garter snake	*Thamnophis sirtalis sirtalis*

BIRDS

Ducks and Geese

Wood Duck	*Aix sponsa*
Mallard	*Anas platyrhynchos*
Lesser Scaup	*Aythya affinis*
Canada Goose	*Branta canadensis*
Hooded merganser	*Lophodytes cucullatus*
Red-breasted Merganser	*Mergus serrator*

Turkey and Quail

Northern Bobwhite	*Colinus virginianus*
Wild Turkey	*Meleagris gallopavo*

Storks

Wood Stork	*Mycteria americana*

Cormorants

Double-crested Cormorant	*Phalacrocorax auritus*

Herons and Bitterns

Great Egret	*Ardea alba*
Great Blue Heron	*Ardea herodias*
Green Heron	*Butorides virescens*

Little Blue Heron	*Egretta caerulea*
Snowy Egret	*Egretta thula*
Tricolored Heron	*Egretta tricolor*
White ibis	*Eudocimus albus*
Vultures	
Turkey Vulture	*Cathartes aura*
Black Vulture	*Coragyps atratus*
Hawks, Eagles and Kites	
Cooper's Hawk	*Accipiter cooperii*
Sharp-shinned Hawk	*Accipiter striatus*
Red-tailed Hawk	*Buteo jamaicensis*
Red-shouldered Hawk	*Buteo lineatus*
Swallow-tailed Kite	*Elanoides forficatus*
American Kestrel	*Falco sparverius*
Merlin	*Falco columbarius*
Bald Eagle	*Haliaeetus leucocephalus*
Osprey	*Pandion haliaetus*
Gallinules	
Common Moorhen	*Gallinula chloropus*
Killdeer	*Charadrius vociferus*
Gulls	
Ring-billed Gull	*Larus delawarensis*
Laughing Gull	*Leucophaeus atricilla*
Doves	
Common Ground-Dove	*Columbina passerina*
Mourning Dove	*Zenaida macroura*
Cuckoos	
Yellow-billed cuckoo	*Coccyzus americanus*
Owls	
Great Horned Owl	*Bubo virginianus*
Eastern Screech Owl	*Megascops asio*
Barred Owl	*Strix varia*
Nightjars	
Chuck-will's-willow	*Caprimulgus carolinensis*
Eastern Whip-poor-will	*Caprimulgus vociferus*
Common Nighthawk	*Chordeiles minor*

Swifts

Chimney Swift	*Chaetura pelagica*

Hummingbirds

Ruby-throated Hummingbird	*Archilochus colubris*

Kingfishers

Belted Kingfisher	*Ceryle alcyon*

Woodpeckers

Northern Flicker	*Colaptes auratus*
Pileated Woodpecker	*Dryocopus pileatus*
Red-bellied Woodpecker	*Melanerpes carolinus*
Red-headed Woodpecker	*Melanerpes erythrocephalus*
Downy Woodpecker	*Picoides pubescens*
Yellow-bellied sapsucker	*Sphyrapicus varius*

Flycatchers

Eastern Wood-Pewee	*Contopus virens*
Great Crested Flycatcher	*Myiarchus crinitus*
Eastern Phoebe	*Sayornis phoebe*
Eastern Kingbird	*Tyrannus dominicensis*

Shrike

Loggerhead Shrike	*Lanius ludovicianus*

Vireos

Yellow-throated Vireo	*Vireo flavifrons*
White-eyed Vireo	*Vireo griseus*
Red-eyed Vireo	*Vireo olivaceus*
Blue-headed Vireo	*Vireo solitarius*

Jays and Crows

American Crow	*Corvus brachyrhynchos*
Fish Crow	*Corvus ossifragus*
Blue Jay	*Cyanocitta cristata*

Swallows

Barn Swallow	*Hirundo rustica*
Purple Martin	*Progne subis*
Tree Swallow	*Tachycineta bicolor*

Titmice

Tufted Titmouse	*Baeolophus bicolor*
Carolina Chickadee	*Poecile carolinensis*
Nuthatches	
Brown-headed Nuthatch	*Sitta pusilla*
Wrens	
Carolina Wren	*Thryothorus ludovicianus*
House Wren	*Troglodytes aedon*
Gnatcatchers and Kinglets	
Blue-gray Gnatcatcher	*Polioptila caerulea*
Ruby-crowned Kinglet	*Regulus calendula*
Golden-crowned Kinglet	*Regulus satrapa*
Thrushes	
Hermit Thrush	*Catharus guttatus*
Eastern Bluebird	*Sialia sialis*
American Robin	*Turdus migratorius*
Thrashers	
Gray Catbird	*Dumetella carolinensis*
Northern Mockingbird	*Mimus polyglottos*
Brown Thrasher	*Toxostoma rufum*
Waxwings	
Cedar Waxwing	*Bombycilla cedrorum*
Warblers	
Yellow-rumped Warbler	*Dendroica coronata*
Yellow-throated Warbler	*Dendroica dominica*
Palm Warbler	*Dendroica palmarum*
Pine Warbler	*Dendroica pinus*
Common Yellowthroat	*Geothlypis trichas*
Worm-eating Warbler	*Helmitheros vermivorum*
Black-and-White Warbler	*Mniotilta varia*
Orange-crowned Warbler	*Oreothlypis celata*
Louisiana Waterthrush	*Parkesia motacilla*
Northern Parula	*Parula americana*
Prothonotary Warbler	*Protonotaria citrea*
Ovenbird	*Seiurus aurocapillus*
Prairie Warbler	*Setophaga discolor*
Chestnut-sided Warbler	*Setophaga pensylvanica*
American Redstart	*Setophaga ruticilla*

Blackpoll Warbler	*Setophaga striata*

Sparrows

Grasshopper Sparrow	*Ammodramus savannarum*
Swamp Sparrow	*Melospiza georgiana*
Song Sparrow	*Melospiza melodia*
Savannah Sparrow	*Passerculus sandwichensis*
Bachman's Sparrow	*Peucaea aestivalis*
Eastern Towhee	*Pipilo erythrophthalmus*
Chipping Sparrow	*Spizella passerina*
Field Sparrow	*Spizella pusilla*
White-throated Sparrow	*Zonotrichia albicollis*
White-crowned Sparrow	*Zonotrichia leucophrys*

Cardinals, Grosbeaks, and Buntings

Northern Cardinal	*Cardinalis cardinalis*
Blue Grosbeak	*Guiraca caerulea*
Painted Bunting	*Passerina ciris*
Scarlet Tanager	*Piranga olivacea*
Summer Tanager	*Piranga rubra*
Rose-breasted Grosbeak	*Pheucticus ludovicianus*

Meadowlarks, Blackbirds and Orioles

Red-winged Blackbird	*Agelaius phoeniceus*
Rusty Blackbird	*Euphagus carolinus*
Boat-tailed Grackle	*Quiscalus major*
Common Grackle	*Quiscalus quiscula*
Brown-headed Cowbird	*Molothrus ater*

Finches

House Finch *	*Carpodacus mexicanus*
Pine Siskin	*Spinus pinus*
American Goldfinch	*Spinus tristis*

MAMMALS

Moles

Eastern mole	*Scalopus aquaticus*

Edentates

Nine-banded armadillo *	*Dasypus novemcinctus*

Lagomorphs

Eastern cottontail	*Sylvilagus floridanus*

Rodents

Cotton mouse	*Peromyscus gossypinus*
Gray squirrel	*Sciurus carolinensis*
Southern fox squirrel	*Sciurus niger niger*
Hispid cotton rat	*Sigmodon hispidus*

Carnivores

Bobcat	*Felis rufus*
River otter	*Lutra canadensis*
Raccoon	*Procyon lotor*
Gray fox	*Urocyon cinereoargenteus*

Sirenia

West Indian manatee	*Trichechus manatus latirostris*

Artiodactyls

Wild pig *	*Sus scrofa*

* = Exotic species

APPENDIX F: LISTED SPECIES

PLANTS		
Bartram's ixia	*Calydorea caelestina*	SE, S2S3
Greenfly orchid	*Epidendrum canopseum*	CE
Southern twayblade	*Listera australis*	ST
Cinnamon fern	*Osmunda cinnamomea*	CE
Royal fern	*Osmunda regalis*	CE
Giant orchid	*Pteroglossaspis ecristata*	ST
INVERTEBRATES		
Lace-winged roadside skipper	*Amblyscirtes aesculapius*	S3S4
Eastern tailed blue	*Cupido comyntas comyntas*	S2
Dion skipper	*Euphyes dion*	S2S3
Dotted skipper	*Hesperia attalus slossonae*	S3
Eastern Meske's skipper	*Hesperia meskei straton*	S2S3
Yehl skipper	*Poanes yehl*	S2S3
Little glassywing	*Pompeius verna verna*	S4
Black Creek crayfish	*Procambarus pictus*	ST, S2
Appalachian brown	*Satyrodes appalachia appalachia*	S2S3
REPTILES		
American alligator	*Alligator mississippiensis*	FT(S/A), SAT, S4
Eastern diamondback rattlesnake	*Crotalus adamanteus*	S3
Gopher tortoise	*Gopherus polyphemus*	ST, S3
BIRDS		
Great egret	*Ardea alba*	S4
Little blue heron	*Egretta caerulea*	ST, S4
Tricolored heron	*Egretta tricolor*	ST, S4
Swallow-tailed Kite	*Elanoides forficatus*	S2
Merlin	*Falco columbarius*	S2
Bald eagle	*Haliaetus leucocephalus*	S3
Wood stork	*Mycteria americana*	ST, FT, S2
Osprey	*Pandion haliaetus*	S3S4
American redstart	*Setophaga ruticilla*	S2
MAMMALS		
West Indian manatee	*Trichechus manatus*	SE, FE, S2

FE = Federally Endangered
SE = State Endangered
FT = Federally Threatened
ST = State Threatened
SAT = Treated as threatened due to similarity of appearance to a species which is federally listed
FT (S/A) = Federal Threatened due to similarity of appearance
SSC = Species of Special Concern
SU = Status Undetermined (USFWS designation)
S2 = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor. (FNAI designation)
S3 = Either very rare and local throughout its range (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction of other factors. (FNAI designation)
S4 = apparently secure in Florida (may be rare in parts of range) (FNAI designation)
CE = Commercially Exploited (FDACS designation)

APPENDIX G – HYDROGEOLOGY

This section discusses the geology, hydrostratigraphy, geomorphology, and unique characteristics of the near surface and subsurface at the Julington-Durbin Preserve.

Recent work by the Florida Geological Survey (FGS) STATEMAP program has provided detailed geologic and geomorphology mapping (Green and others, 2017) in the Duval 100k quadrangle which included a focus on the area of the Julington-Durbin Preserve. An example of how LiDAR data greatly enhances identification and visualizing the geomorphic features of the region are presented for the preserve area. Geologic mapping done by the FGS identified deposits from land surface to the Avon Park Formation. Selected District borehole data and surface elevation grids demonstrate the configuration of the primary aquifers and confining units.

Geomorphology

The Julington Creek-Durbin Preserve is within the Barrier Island Sequence District regional geomorphological unit that extends from Georgia to Lake Okeechobee in eastern Florida. Beach ridges, dunes and paleo-lagoons are characteristic of this unit. It can be subdivided into terrains and the site is within the Lower St. Johns River Valley terrain. The Duval 100k quadrangle STATEMAP product (Green and others, 2016) included a detailed view of the Julington Creek area (Figure 1) and it is reproduced herein with modifications to show the site location, an elevation line profile, and average elevations of selected features.

Julington Creek is a tidally influenced, underfit stream since the stream valley greatly exceeds the channel of the stream. It has cut through beach barrier ridges to the north and south. The ridges indicated in white likely were extended and covered the Julington – Durbin Preserve site but erosion has since transported the sediments to the St. Johns River and beyond. At one time there may have been a direct connection between the Atlantic Ocean and the St. Johns River when sea level was at least 16 feet higher. The two remnant dune ridges (white areas) to the north and west, have a maximum elevation of 50’ and the most eastern ridge set has elevations around 38’-40’. To the south of Julington Creek there is another ridge that reaches an elevation of 62’ NAVD88. This ridge has a more southwest to northeast orientation unlike the other ridges that are more north to south oriented. The elevations along the elevation profile A-A’ are under 25’ NAVD88. This suggests a complex scenario of ridge building and erosion events with depositional axes shifting over time. Trellis drainage is common where ridges or dunes are present and relict trellis drainage can be seen in the tributaries of Julington Creek and Power Bay Swamp.

Geology

The near surface geology is mapped as Undifferentiated Quaternary Sediments (Green, and others, 2017). It is described as “white to gray to orange to brown, fine- to coarse- grained, clean to clayey unfossiliferous sands, sandy clays and clays with variable admixtures of organics.” in that document. Sand that is eroded from the higher elevation beach ridges and dunes are likely present. These sediments un-conformably overly the Coosawhachie Formation of the Miocene age Hawthorn Group.

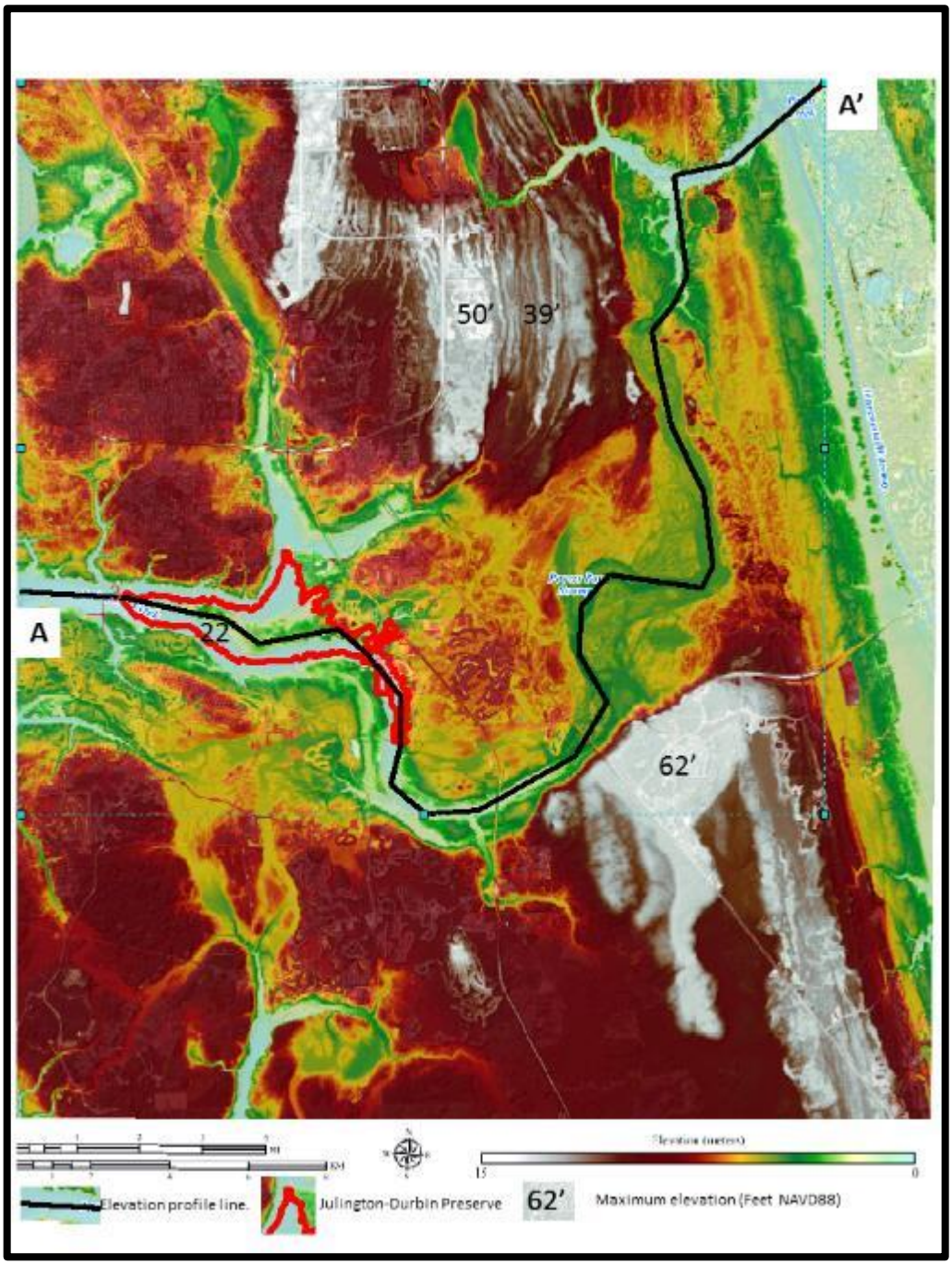


Figure 1. LiDAR elevation model in the Julington Creek area (modified from Green and others, 2017). The black line represents where the elevation profile in Figure 2 below was derived.

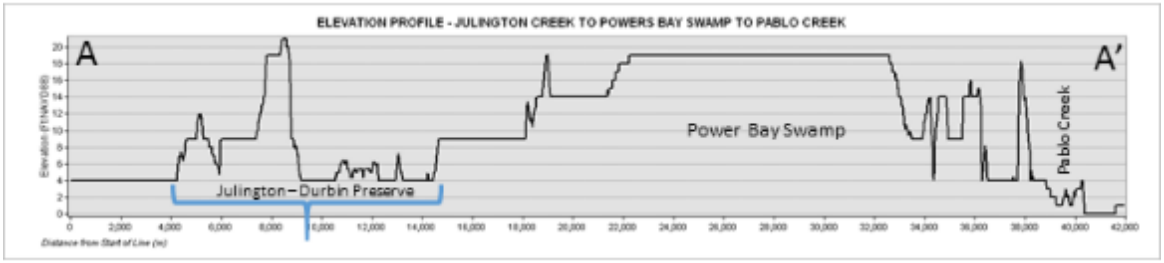


Figure 2. Elevation profile A-A' from Julington Creek to Power Bay Swamp to Pablo Creek. This traverses the black line in Figure 1 above.

The Hawthorn Group consists of sedimentary formations containing quartz sands, clays, silts, dolostone, and limestone. Lithology is variable and individual beds may have a limited lateral extent. Material is generally of low hydraulic conductivity though individual intervals may be sufficiently conductive to be used as a limited water supply.

The deeper geologic units can only be seen from borehole data. Locations of boreholes with geophysical log data (Figure 3) were reviewed to find one that is representative of the area subsurface. Figure 3 shows D-1413 is located on the east boundary of the site. The depth is only 35' so it does not make a good example borehole. To the north, D-1298 was drilled to 750 feet. This fully penetrates the Hawthorn Group from 108 feet below land surface (bls), the Ocala Limestone, and partially into the Avon Park Formation.

Below the Hawthorn Group lies the carbonates of the Ocala Limestone. The Ocala Limestone is generally tan to cream colored with high porosity and conductivity. Numerous fossils are present as wells as molds where the fossils have been dissolved. Geophysical logs are quite useful for identifying the Ocala Limestone in existing wells where no other data is available since it produces a low gamma response which contrasts sharply with the high gamma response of the Hawthorn sediments.

Geophysical logs for D-1298 are shown in Figure 4. The logs are obtained by lowering probes into a well which make specific measurements at specified depth intervals (usually 0.1'-0.5' intervals). Multiple logs are run to collect information on rock type and fluid properties. The six logs that were run on this well include, Natural Gamma, Fluid Resistivity, Temperature, 16" Normal Electric, 64" Normal Electric, and Single Point Resistance. These logs can be interpreted and correlated (Davis and others, 2001) to logs from other boreholes to identify geologic and hydrostratigraphic unit boundaries for use in estimations of surface elevation grids. The Natural Gamma log in Figure 4 shows how the changes in rock type (lithology) produce a different and characteristic gamma response for each unit. Since this log responds positively to clay and phosphorite content, the highest gamma peaks can be seen between 108'-400' bls. The clay and phosphate rich sediments of the Hawthorn Group cause this response. Immediately below, the clean carbonates of the Ocala Limestone show a marked drop in gamma response that is easily recognized. The Avon Park Formation underlies the Ocala Limestone at 620'. This is recognized by a slight increase in gamma response and often electric log response. The unit typically contains more dolostone which can incorporate higher gamma activity materials.

The Julington-Durbin Preserve is located on the south flank of a large structural feature. The Jacksonville Basin (Goodell and Yon, 1960) is a large depositional basin on the Ocala Limestone. This basin was filled with sediments derived from the north during Appalachian mountain building episodes. The basin may have formed by gyre currents flowing within the basin during Ocala deposition and may also be related to deeper faulting. The top of the Ocala is approximately 400' bls at the site and reaches a maximum depth of 600' in the center of the basin to the north.

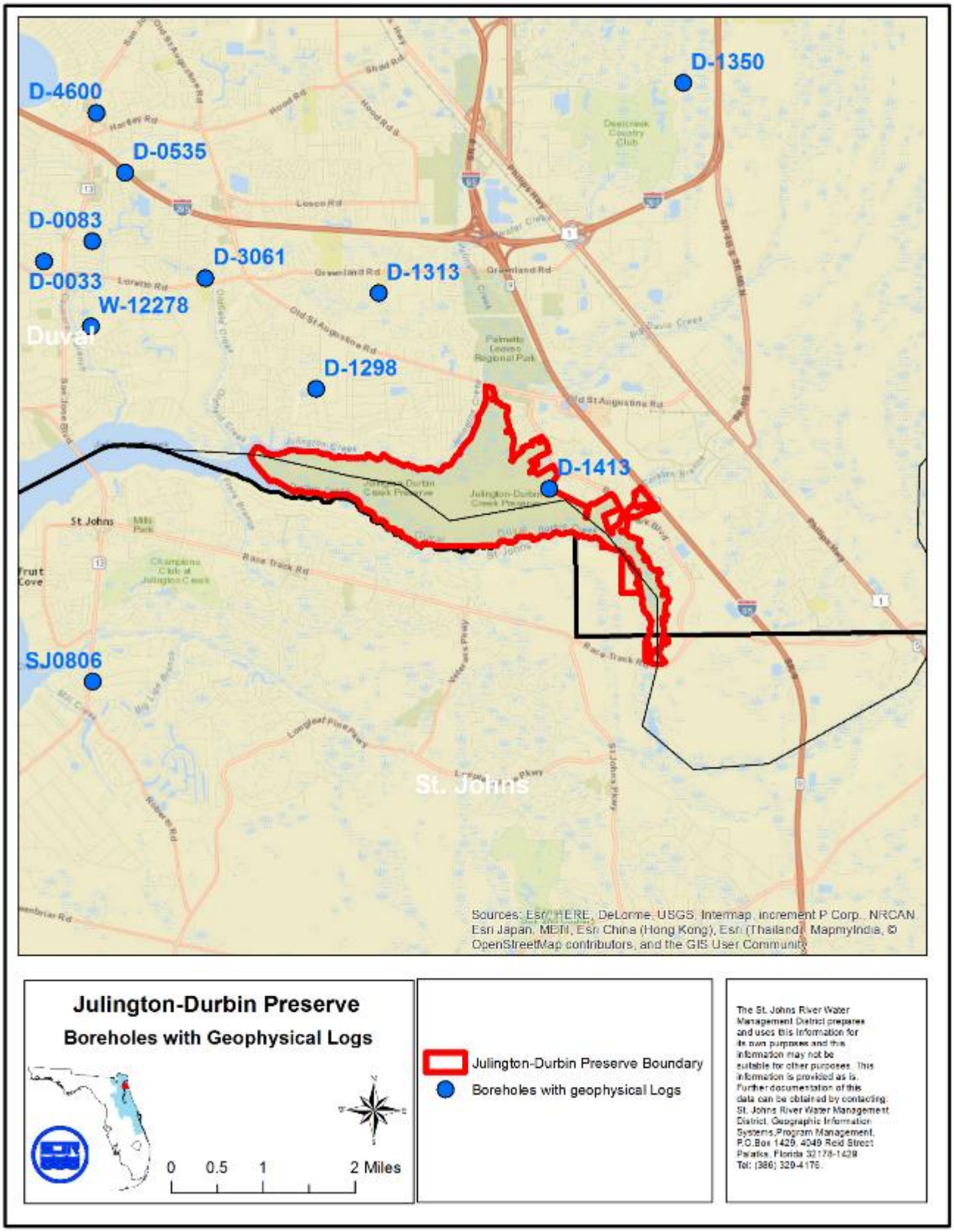


Figure 3. Boreholes with Geophysical Logs

Hydrogeology

Hydrostratigraphic units can differ from the lithostratigraphic units discussed above in that the definition and boundaries are based on the rock or sediments ability to store and transmit water and the degree of vertical hydraulic connectivity between units. This report follows the conventions of Copeland and others (2009) for unit nomenclature and syntax. The major hydrostratigraphic units at this site include the surficial aquifer system (SAS), the intermediate aquifer system or intermediate confining units (IAS/ICU), and the Floridan aquifer system (FAS). The FAS is comprised of an Upper and Lower Floridan aquifer separated by a middle confining unit. Currently the hydrostratigraphic units correspond to certain lithostratigraphic units in that the SAS includes all material from land surface to the top of the Hawthorn Group. The sediments of the Hawthorn Group collectively retard hydraulic connection between the SAS and the underlying FAS and is referred to as the intermediate confining unit (ICU) since it is acting as a confining unit. The Upper Floridan aquifer (UFA) underlies the ICU and corresponds to the top of the Ocala Limestone. The UFA is approximately 220‘thick in this area and extremely productive. The unit boundaries for the hydrostratigraphic units are included in Figure 4.

Hydrostratigraphic unit mapping is based on grids created from hydrostratigraphic unit elevations interpreted from geophysical and lithologic logs in the District Hydrogeologic Information System database. A geostatistical analysis was performed to generate the grids (Davis, 2016) for use in groundwater models and hydrogeologic investigations. One of these grids was used to make a map of the elevation of the top of the Floridan Aquifer system (Figure 5) and illustrates the configuration of the Jacksonville Basin in relation to the Preserve. The dark blue area in the central part of Duval County shows the deepest part of the basin at just over 600’.

The FAS potentiometric surface map for September 2016 (Figure 6) indicates that water in a tightly cased Floridan aquifer well on the property would rise to an elevation between 30-35’ NAVD88. Since the preserve elevations ranges from near sea level to almost 35’ NAVD88, a well drilled into the FAS has the potential to flow freely at land surface. The potentiometric surface has a downward gradient towards the north from the preserve.

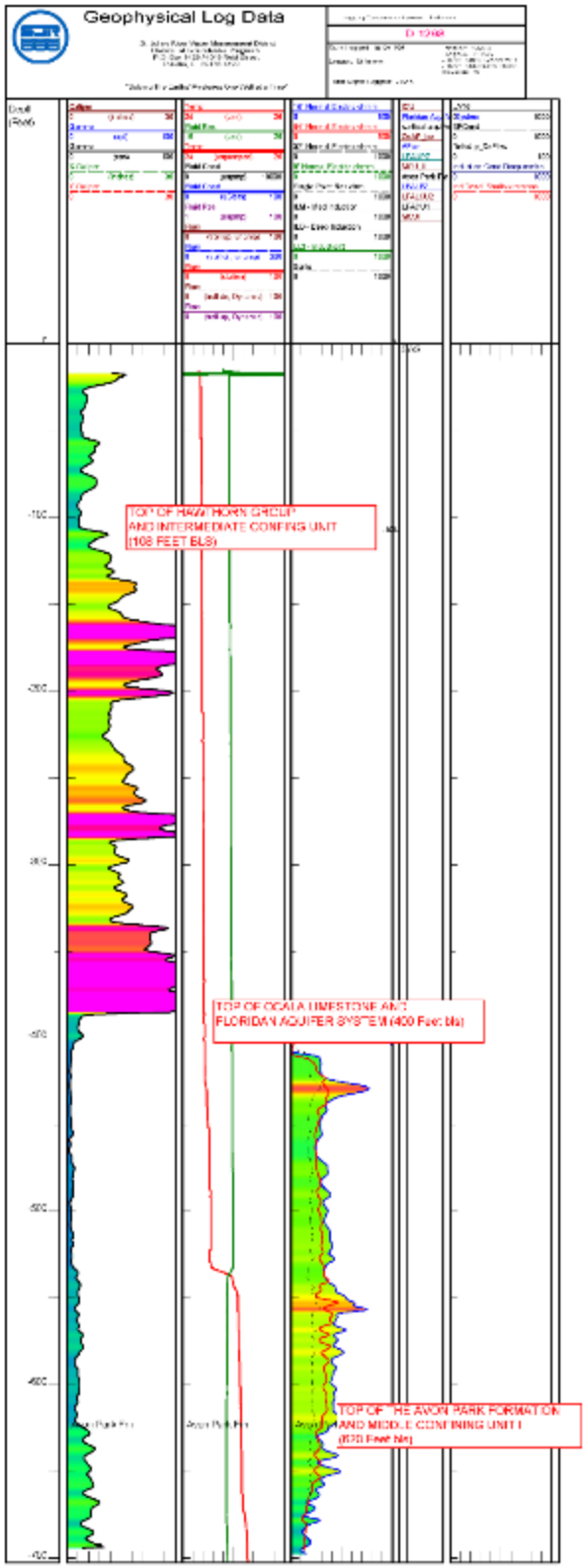


Figure 4. Geophysical logs for borehole D-1298 located north of the Julington-Durbin Preserve. Boundaries for lithostratigraphic and hydrostratigraphic units are labeled.

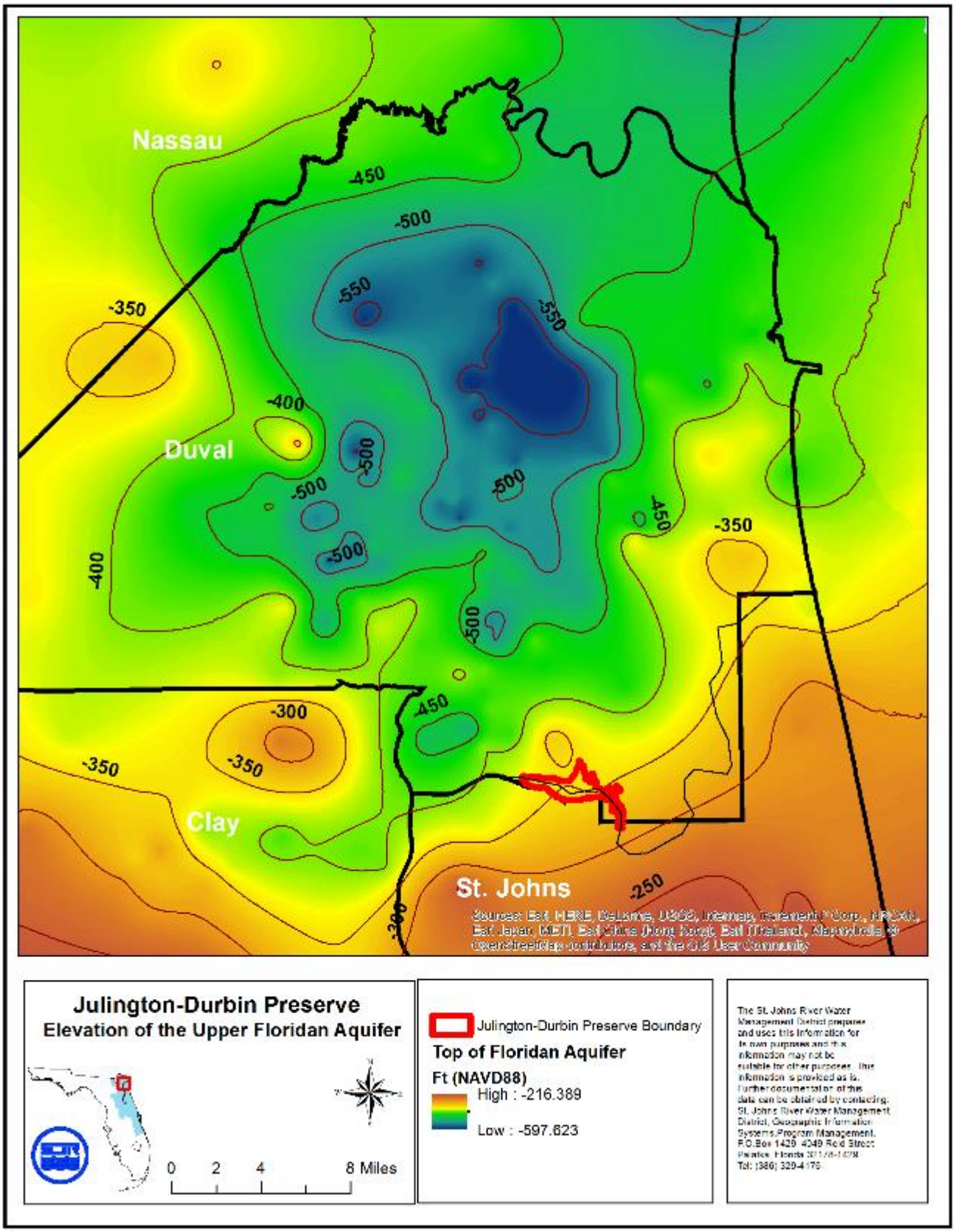


Figure 5. Elevation of the top of the Floridan Aquifer System in the Julington - Durbin Preserve.

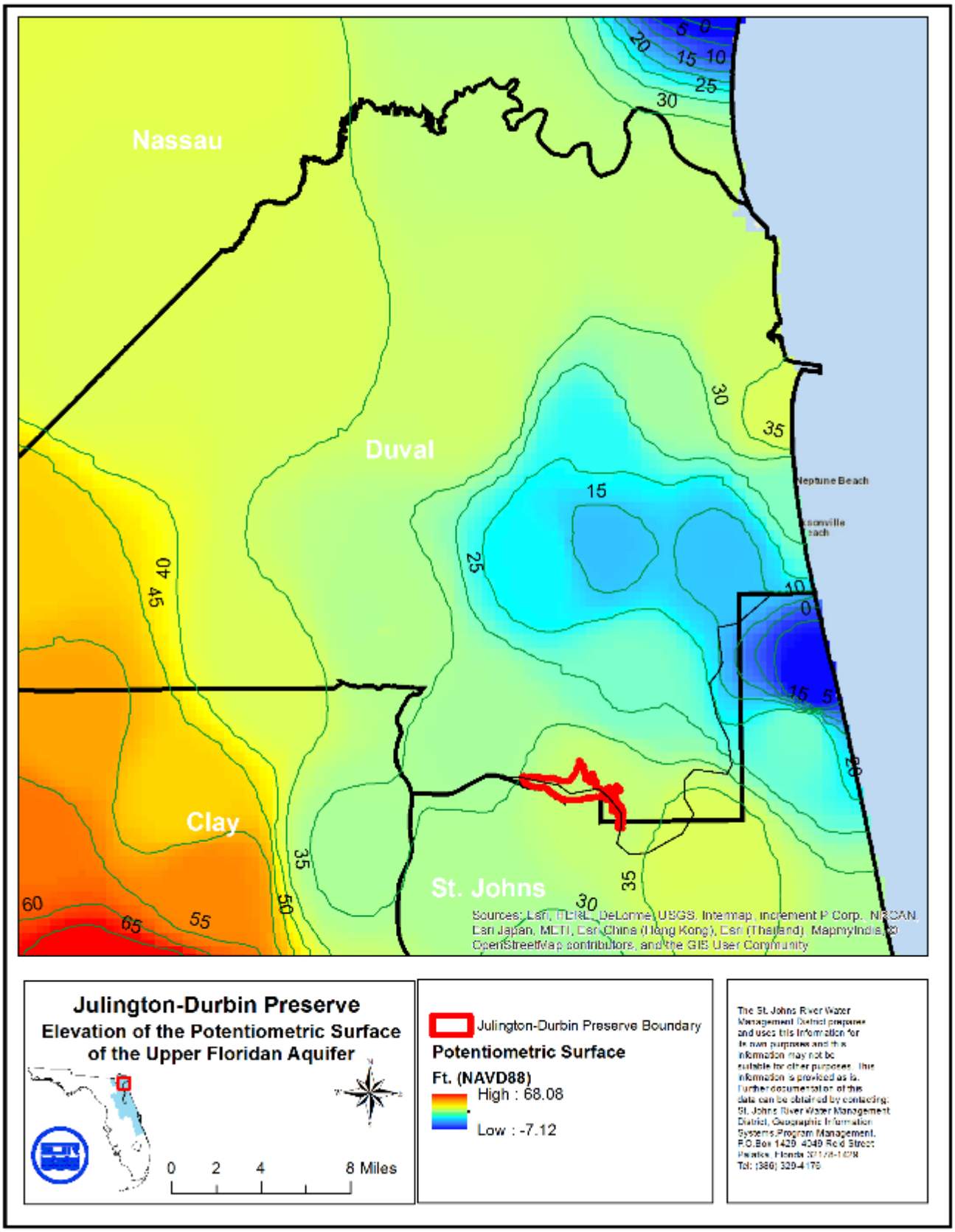


Figure 6. Upper Floridan aquifer 2016 potentiometric surface.

REFERENCES CITED

Davis, J. B., 2016, Hydrostratigraphic surface grids created Version - August 2016., St. Johns River Water Management District Hydrogeologic Information System database.

Davis, J. B., Johnson, R. A. Boniol, D. and Rupert, F., 2001, Guidebook to the correlation of geophysical wells logs within the St. Johns River Water Management District: Florida Geological Survey Special Publication 50, 114 p.

Goodell, H. G., and Yon, J. W., Jr. 1960, The Regional Lithostratigraphy of the post-Eocene Rocks of Florida: Southeastern Geological Society, 9th Field Trip Guidebook, p. 75-113.

Green, R. C., Williams, C. P., Bambach, P. W. , Apolinar, Brianne, Hannon, L. M., and White, K. M., 2016. Geologic Map of the USGS Jacksonville 30 x 60 minute quadrangle, Northeast Florida. Florida Geological Survey Open-File Map series 105.

_____ Geologic Map of the USGS Jacksonville 30 x 60 minute quadrangle, Northeast Florida. Florida Geological Survey Open-File Map series 108, Plate 3.

_____ Geologic Map of the USGS Jacksonville 30 x 60 minute quadrangle, Northeast Florida. Florida Geological Survey Open-File Map series 108, Plate 2

APPENDIX H – FIRE MANAGEMENT PLAN

Julington-Durbin Preserve
Fire Management Plan

The District Fire Management Plan provides general fire management information relative to policy, procedure, and reporting. This document provides the guidelines for the implementation of prescribed fire activities on Julington-Durbin Preserve (Preserve).

Introduction and Objectives

Julington-Durbin Preserve encompasses 2,031 acres between the Julington and Durbin creeks. The Preserve is within the Lower St. Johns River Basin and lies almost entirely within Duval County. The southern tip of the property is within St. Johns County. The property is approximately 15 miles south of downtown Jacksonville and 1.5 miles west of the town of Bayard along St. Augustine Road. Julington and Durbin creeks bound most of the parcel with the eastern boundary bounded primarily by Bartram Park Boulevard. Access to the property is from Bartram Park Boulevard just south of Old St. Augustine Road. Additional access will be provided for canoes and kayaks from a launch on Durbin Creek at Racetrack Road scheduled to be built in 2018.

Historically, fires have played a vital role in the shaping and maintenance of many of the natural communities in Florida. As such, most vegetative communities and associated wildlife are fire adapted and in many instances fire dependant. Conversely, the exclusion of fire from an area allows for successional changes within the natural community that can diminish the systems value both in wildlife use and hydrological significance. Additionally, fire exclusion leads to the excessive accumulation of fuel loads, which increases the risk for catastrophic wildfires. The goals for the implementation of fire management activities within the conservation area include:

- Continued implementation of growing season burns to encourage the perpetuation of native fire adapted ground cover species
- Restrict encroachment of shrubs and other woody species into the herbaceous on the uplands and the lowlands
- Mitigation of smoke impacts
- Restoration and maintenance of a mosaic of natural plant communities and ecological diversity
- Maintenance and restoration of ecotonal areas

The achievement of these goals requires that the conservation area be partitioned into manageable burn units prior to the application of prescribed fire within those units.

Fire Return Interval

The general frequency to which fire returns to a community type under natural conditions is termed its fire return interval. Some communities require frequent pyric disturbances to perpetuate themselves while others are not fire adapted and subsequently do not require fire to maintain their characteristics. Table 1 and the following discussion of native plant communities occurring on the conservation area and optimal fire return intervals was characterized in part using information from the Florida Natural Areas Inventory's *Guide to the Natural Communities of Florida*.

Table 1.

Community Type	Fire Return Interval*
Floodplain Swamp	This community is not fire adapted
Mesic Flatwoods	2-4 years
Wet Flatwoods	1-3 Years in grassier systems and 5-7 years in shrubbier systems
Sandhill	1-3 years
Flood plain Marsh	3 years or as needed to control woody species
Basin Swamp	Edges can be frequent (1-5 years) but interior is rarely burnt
Depression Marsh	This community burns with adjacent communities
Black Water Stream	N/A
Canal/Ditch	N/A
Utility Corridor	N/A

*Stated FNAI fire return intervals are based on regional differences in communities and fuel loading. The District will target the lowest interval possible that will effectively carry fire.

The above referenced fire return intervals relate to high quality natural communities. The fire return interval within degraded systems is variable. Prescribed fire will be applied as necessary to achieve management, enhancement, and restoration goals.

Mesic Flatwoods, wet flatwoods and sandhills comprise the majority of fire dependent natural communities on the Preserve. The mesic and wet flatwoods plant communities within the Conservation Area vary in levels of disturbance. While species compositions are largely appropriate, these areas tend to have contiguous and overgrown shrub and sub canopy layers with many areas exhibiting suppressed groundcover assemblages. Fire will be brought back into these communities judiciously so to not cause any significant pine mortality or smoke concerns in the area. The sandhill communities have been largely restored at this point in time and are in a maintenance stage on approximately 80% of the acres on the Preserve. The remaining portion of the unrestored sandhill will need a mixture of sandpine removal, hardwood control and a consistent fire return interval. Fortunately, the groundcover vegetation is currently present on these areas but they have been suppressed and if the sunlight is restored to the forest floor and fire is reintroduced to these systems, they should recover reasonably well with little supplemental plantings.

Depression and floodplain marshes are fire-adapted communities. Though fire may not carry entirely across each marsh during every burn, it is an important factor in the maintenance of the edge habitats surrounding them. These marshes are embedded within the uplands across the conservation area as well as along the fringes of the creek. In general, depression and floodplain marsh fires are carried through the herbaceous layer. Many of these marshy areas have been disturbed by past land use and are small, but all still occupy an important niche in providing habitat for numerous species of wildlife. Fire will be applied to these marshes any time surrounding natural communities are burned or if an opportunity is afforded to reintroduce fire into the floodplain marsh system.

Seasonality and Type of Fire

Historically, most fires in Florida occurred in what is commonly referred to as the "growing season." The growing season usually spans from mid March through August. Fires during the spring and early summer months generally have significant ecological benefits as most fire-adapted flora is perpetuated by fire. Mimicking lightning ignited natural fires by implementing prescribed fire during the growing season provides benefits to natural systems by controlling shrub layers and encouraging diversity in groundcover species.

Dormant season burns, conducted from mid November through the mid March, are typically less intense than growing season burns and are a desirable alternative when igniting fire in areas of heavy fuel accumulation. Additionally, dormant season weather patterns aid in fostering burns with fewer safety and smoke management issues. Fuel loads are moderate across the conservation area, with the exception of the center spine of the Conservation area that is mainly comprised of a well-burnt sandhill system.

In many cases, fire management units with similar fire management needs may be burned simultaneously, with crews igniting the areas by hand from the ground or horseback. Due to the small size of the Preserve and the heavily urbanized/ suburbanized area surrounding the Preserve, aerial burns are not recommended on this property.

Wildfire Policy

In the event of a wildfire, if conditions permit, suppression strategies will utilize existing fuel breaks to contain the wildfire. These fuel breaks may include previously burned areas, existing roads, trails, and firelines, and wetlands and other water bodies. This is only possible, with the agreement of local fire rescue, FFS, District staff, and when all of the following conditions are met:

1) Any heavy or dense fuel loads within the area have been mitigated
2) No extreme weather conditions are present or expected
3) There are no other wildfires that may require action
4) There are sufficient resources available to manage the fire to containment
5) The fire and the resulting smoke will not impact neighbors or smoke sensitive areas

If any of these conditions are not met, direct suppression action will be taken. As soon as possible following a fire in which firelines are plowed, a plan for fireline rehabilitation shall be developed and implemented.

Persons discovering arson or wildfires on the conservation area should report them to the Florida Department of Agriculture and Consumer Services, Florida Forest Service (FFS), the St. Johns River Water Management District, or by dialing 911.

Post Burn Reports

Burn reports must be completed after each controlled burn or wildfire. These reports include detailed information regarding the acreage, natural communities, staff and equipment hours, and contractor hours. The timely completion of these reports is necessary for the compilation of information relative to the entire District burn program. Additionally, these reports provide a documented account of site-specific conditions, which are helpful in the planning of future burns.

Smoke Management

A significant challenge to the implementation of any prescribed burn program is smoke management. Since 2006, District staff have conducted 41 burns totaling 2,117.22 acres on the Preserve. Fuel accumulation (dead and live) across the conservation area is moderate. Heavier accumulations of fuels have the potential to produce a tremendous amount of smoke as areas are burned. Due to the surrounding areas being heavily urbanized, burn blocks will need to be broken up into smaller units and mechanical methods may be brought in prior to any prescribed fires being conducted in these heavily vegetated areas.

The Preserve has a narrow smoke shed in which to place a smoke column from a prescribed fire, there are smoke sensitive areas that surround the conservation area and affect the smoke management of each burn unit. Smoke management is a limiting factor in the application of prescribed fire within the conservation area. Figure 2 illustrates smoke sensitive areas in relation to the Preserve. Despite this challenge of conducting prescribed burns in a heavily urbanized setting and the added challenge of the limited smoke shed, District staff have been and will continue to be vigilant on burning at the Preserve when ever a weather and fuel opportunity presents itself.

A smoke screening process will be completed with each prescription, before an authorization is obtained from the FFS. A fire weather forecast is obtained and evaluated for suitable burning conditions and smoke management objectives. A wind direction is chosen that will transport smoke away from urbanized areas and/or impact these smoke sensitive areas in the least possible way. When possible, the smoke plume from burns should be directed back through the conservation area. Smoke can then mix and loft into the atmosphere over uninhabited or rural land adequately enough to minimize off-site impacts.

On the burn day, the ability of smoke to mix and disperse into the atmosphere should be good. Dispersion indices should be above 45. Dispersions of greater than 69 will only be selected if other

weather and/or site conditions mitigate the potential for extreme fire behavior. Forecast mixing heights should be above 1700 ft. Transport winds should be at least 9 mph to effectively minimize residual smoke. Lower transport wind speeds can be utilized if dispersion index and mixing heights are above average.

Mechanical Treatments

Short and long-term weather conditions and urban interface issues are important considerations when implementing a prescribed fire program. Weather conditions such as extended droughts or insurmountable smoke management issues due to increased urbanization may require the District to manage natural systems alternately. A variety of methods including mowing, roller chopping, and herbicide applications may be incorporated as alternatives to prescribed fire.

Prescribed fire activities are planned for the conservation area over the next ten years and will be conducted in conjunction with annual burn plans.

Legal Considerations

Only burn managers certified by FFS will approve the unit prescriptions and must be on site while the burn is being conducted. Certified burn managers adhering to the requirements of F.S. 590.026 are protected from liability for damage or injury caused by fire or resulting smoke, unless gross negligence is proven.

Fire Management Units

Fire management units (FMUs) have been delineated on the conservation area. Where logical, the District used (or will use) existing roads and trails, and natural breaks such as wetlands and water bodies to delineate fire management units. Occasionally, multiple fire management units with similar fire needs will be burned simultaneously and these delineations provide a break in fuels so that staff may burn smaller areas than initially planned, if needed.

Ideally, District staff would thoroughly address and describe each fire management unit in terms of its fire management needs. Though all units within the bounds of the conservation area are somewhat different, all can be categorized into one of several fuel model (FM) descriptions. The thirteen standard fuel models (as described in Hal E. Anderson's *Aids to Determining Fuel Models For Estimating Fire Behavior*) were used as a basis for this categorization. The factors considered in determining each FM are amount, composition and arrangement of available fuels within units, predicted fire behavior within each unit (under conditions acceptable to implement a prescribed burn), and resources necessary to regain management of a fire in extenuating circumstances. District staff anticipates the change of vegetative assemblages over time due to growth and/or restoration and understand that fuel characteristics, models, and resulting fire behavior will also change.

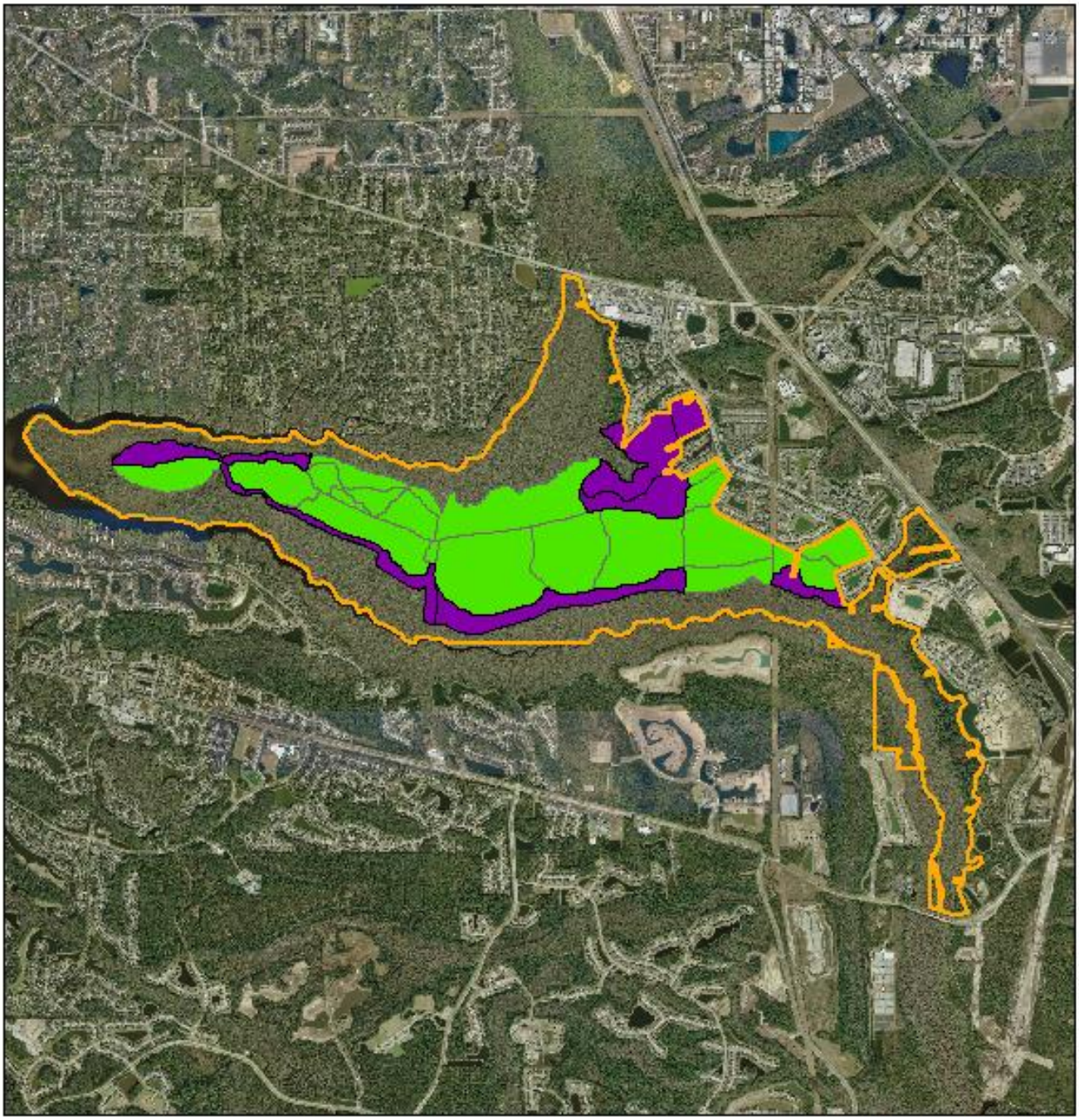
Ideally, District staff would thoroughly address and describe each fire management unit in terms of its fire management needs. Though all fire management units within the bounds of the conservation area are somewhat different; all can be categorized into one of several general descriptions. For this reason, each FMU has been visited individually and lumped into one of several fuel models (FM). The thirteen standard fuel models (as described in Hal E. Anderson's *Aids to Determining Fuel*

Models For Estimating Fire Behavior) were used as a basis for this categorization. The factors considered in determining each fuel model are: amount, composition and arrangement of available fuels within stands, predicted fire behavior within each stand (under conditions acceptable to implement a prescribed burn), and an estimate of resources necessary to regain management of a fire in extenuating circumstances. District staff understand that the climatic characteristics that have shaped Florida also promote the rapid growth of vegetation. Fuel characteristics within each stand are ever changing. Below is a brief description of each fuel model occurring at the Preserve and the natural communities (or the conditions of each natural community) that best represent each. A detailed description of each individual fire management unit and its associated objectives will be included in the prescriptions attached to the annual burn plan.

Fuel Models found on Julington-Durbin Preserve
Fuel Model 2

This fuel model includes fire management units that are best described as sandhill and includes primarily those that retain an adequate herbaceous groundcover. Fires in these fuels are typically spread through the herbaceous layer and may include an overstory of longleaf pine, slash pine, and turkey oak. Given appropriate wind speeds and fuel moisture conditions, fire may spread rapidly. The optimal fire return interval in this fuel model is approximately every 1-3 years with growing season burns preferred.

Fuel Model 7
This category includes fire management units that are best described as flatwoods, both natural and planted pine. Fire in these fuel types is spread through both the shrub and herbaceous layers. The shrub layer components present within the fire management units of this FM include saw palmetto, gallberry and other ericaceous shrubs between 3 and 6 feet tall and are contiguous across many of the units. The herbaceous layer is generally suppressed, but includes wiregrass. The optimal fire return interval for this FMU is approximately every 2 to 4 years. Growing season burns are preferable; however, some units of this FM will require dormant season burns and/or mechanical treatments.



Julington-Durbin Preserve
Fire Management Units

N

0.4 0.2 0 0.4 Miles

1 = 41163

Legend

- Conservation Area
- Fuel Model 7: Southern Rough
- Fuel Model 2: Timber (grass understory)

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, 4049 Reid Street Palatka, Florida 32178-1429 Tel: (386) 329-4176.

Author:, Source:C:\Users\hventer\AppData\Local\Temp\33\arcF38C\r-DFAA29E0D9DFEEDD1F.TMP, Time:6/2/2017 2:03:18 PM

APPENDIX I – CITY OF JACKSONVILLE LETTER OF COMPLIANCE

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

ONE CITY. ONE
JACKSONVILLE.

November 30, 2020

Brent Bachelder
Land Resource Specialist
Bureau of Land Resources
St. Johns River Water Management District
P.O. Box 1429 • Palatka, FL 32178

Dear Mr. Bachelder,

The Jacksonville Planning and Development Department has reviewed the Julington-Durbin Preserve Land Management Plan. The portion of the Julington-Durbin Preserve that is located within Duval County has land use categories of Conservation and a small area of Agriculture IV. Both of these designations allow for the use of resource-based activities such as conservation and recreation.

Since the St. Johns River Water Management District and the City of Jacksonville, as co-manager, will continue to allow public access and manage the property for recreational and natural resources, the proposed use of Julington-Durbin Preserve is consistent with the following goal, objective and policies of the 2030 Comprehensive Plan:

Future Land Use Element:

Policy 2.8.1 The City shall improve coordination with all levels of government, non-profit providers and private landholders to increase available parkland and facilities, through negotiations and joint participation agreements for acquisition and management or recreational land.

Policy 2.8.3 The City shall provide active and passive recreation facilities and opportunities to meet existing and future needs of neighborhoods, consistent with the Recreation and Open Space Element.

Recreation and Open Space Element:

Objective 2.1	The City of Jacksonville shall improve, expand and enhance its natural areas such as waterfronts, park lands, and open spaces to preserve the identity of these areas and encourage sectional recognition.
Goal 3	To use open space and recreational facilities as a key element in the City's planning strategy to enhance the natural environment and to conserve important natural resources.
Policy 3.1.2	The Recreation and Community Services Department, along with State and Federal agency partnerships will manage those portions of park properties containing important natural resources for long-term conservation. Opportunities for public access to the resource will continue to be developed in a manner that is consistent with the conservation of the resource. In addition, the Recreation and Community Services Department, along with State and Federal agency partnerships shall carry out the resource protection plan developed for preservation lands that incorporates the removal of non-native or invasive species for natural areas having special characteristics.
Policy 3.1.5	The Recreation and Community Services Department shall implement the Comprehensive Public Access Plan for all preservation lands which emphasizes the importance of the historical, cultural and natural resources of those sites and public access to the resource will be developed in a manner that is consistent with the conservation of the resource.

Conservation/Coastal Management Element

Policy 5.1.1	The City recognizes environmentally sensitive lands within the City previously recognized by other governmental action. These areas are portions of the: the Nassau River-St. Johns River Marshes Aquatic Preserve, the Julington Creek/Durbin Creek Peninsula, the Northeast Florida Regional Mitigation Park (gopher tortoise preserve), Cedar Swamp, and the Timucuan Ecological and Historic Preserve. Upon adoption of the 2010 Comprehensive Plan, these five areas were designated as the first "Special Management Areas" for the City. Individual management plans, including Land Development Regulations

and acquisition, were developed for portions of the areas to protect the unique features of each area. These plans are identified in Policy 5.1.8.

Based on the information noted above, the Planning and Development Department finds that the Julington-Durbin Preserve Land Management Plan is consistent with the 2030 Comprehensive Plan.

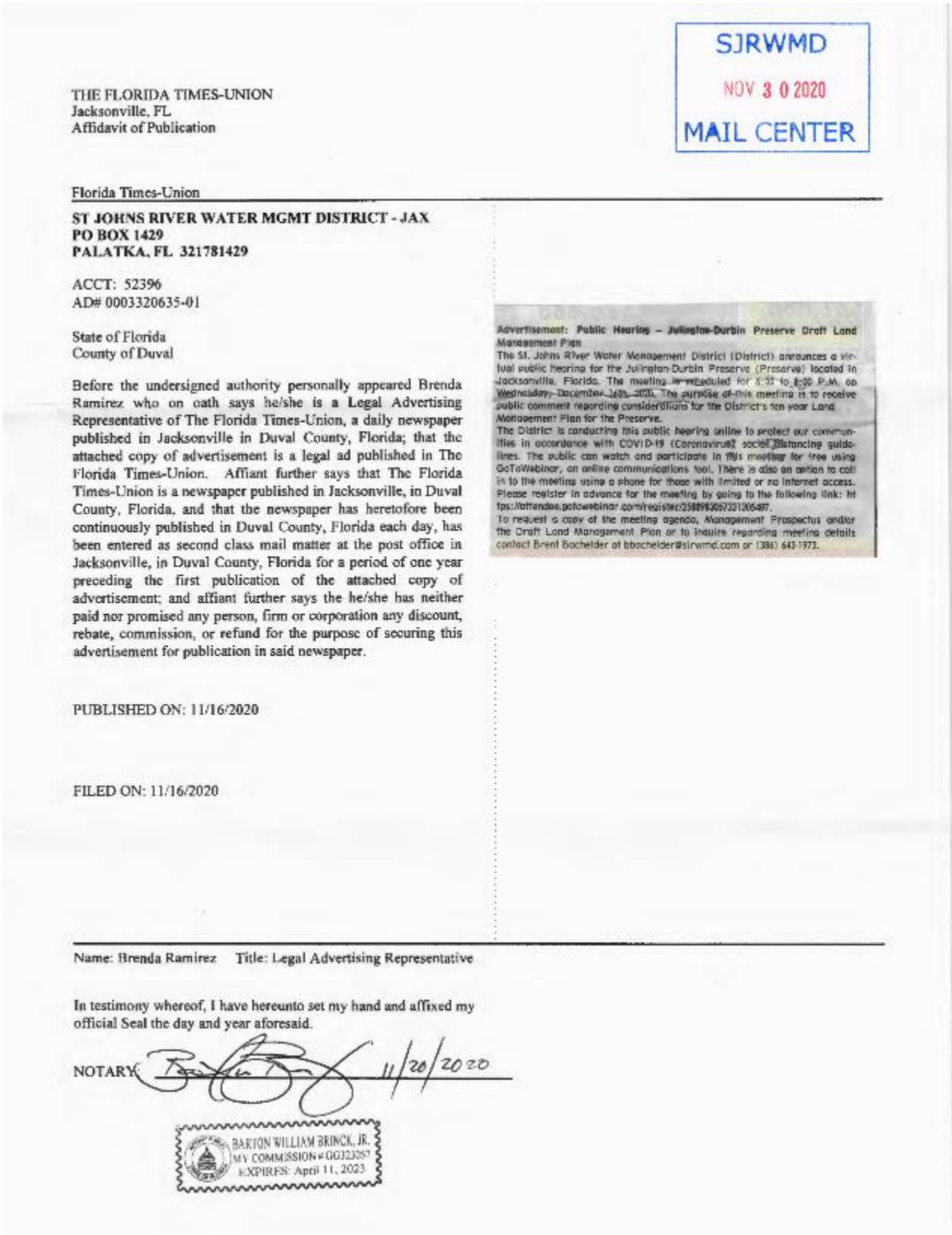
Should you have any questions please feel free to contact me at (904) 255-7837 or via email at kreed@coj.net.

Sincerely,

Kristen D. Reed

Kristen D. Reed, AICP
Chief of Community Planning Division
Planning and Development Department
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202

APPENDIX J – PUBLIC HEARING



SJRWMD
NOV 3 0 2020
MAIL CENTER

THE FLORIDA TIMES-UNION
Jacksonville, FL
Affidavit of Publication

Florida Times-Union

ST JOHNS RIVER WATER MGMT DISTRICT - JAX
PO BOX 1429
PALATKA, FL 321781429

ACCT: 52396
AD# 0003320635-01

State of Florida
County of Duval

Before the undersigned authority personally appeared Brenda Ramirez who on oath says he/she is a Legal Advertising Representative of The Florida Times-Union, a daily newspaper published in Jacksonville in Duval County, Florida; that the attached copy of advertisement is a legal ad published in The Florida Times-Union. Affiant further says that The Florida Times-Union is a newspaper published in Jacksonville, in Duval County, Florida, and that the newspaper has heretofore been continuously published in Duval County, Florida each day, has been entered as second class mail matter at the post office in Jacksonville, in Duval County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

PUBLISHED ON: 11/16/2020

FILED ON: 11/16/2020

Advertisement: Public Hearing – Julington-Durbin Preserve Draft Land Management Plan
The St. Johns River Water Management District (District) announces a virtual public hearing for the Julington-Durbin Preserve (Preserve) located in Jacksonville, Florida. The meeting is rescheduled for 6:00 to 8:00 P.M. on Wednesday, December 16th, 2020. The purpose of this meeting is to receive public comment regarding considerations for the District's ten year Land Management Plan for the Preserve.
The District is conducting this public hearing online to protect our communities in accordance with COVID-19 (Coronavirus) social distancing guidelines. The public can watch and participate in this meeting for free using GoToWebinar, an online communications tool. There is also an option to call in to the meeting using a phone for those with limited or no internet access. Please register in advance for the meeting by going to the following link: https://attendee.gotowebinar.com/register/2588958057331206407.
To request a copy of the meeting agenda, Management Prospectus and/or the Draft Land Management Plan or to inquire regarding meeting details contact Brent Bachelder at bbachelder@sjrwmd.com or (386) 643-1973.

Name: Brenda Ramirez Title: Legal Advertising Representative

In testimony whereof, I have hereunto set my hand and affixed my official Seal the day and year aforesaid.

NOTARY: 11/20/2020

BARTON WILLIAM BRINCK, JR.
MY COMMISSION # GG323257
EXPIRES: April 11, 2023

City of Jacksonville

117 W Duval St
Jacksonville, FL 32202

Meeting Minutes

Hybrid Virtual In Person Meeting

Tuesday, November 24, 2020

5:00 PM

Council Chambers,1st Floor City Hall

City Council

TOMMY HAZOURI
PRESIDENT, 2020-2021
AT-LARGE GROUP 3
(904) 255-5217

SAM NEWBY
VICE PRESIDENT, 2020-2021
AT-LARGE GROUP 5
(904) 255-5219

JESSICA B. MATTHEWS
CHIEF OF LEGISLATIVE SERVICES
JACKSONVILLE, FL 32202-3429
TELEPHONE (904) 255-5122
FAX (904) 255-5232

CHERYL L. BROWN
COUNCIL SECRETARY/DIRECTOR

OFFICER CHRIS HANCOCK
OFFICER WILLIE JONES
OFFICER MIKE ROURKE
SERGEANT-AT-ARMS

INVOCATION-COUNCIL MEMBER RANDY DEFOOR

PLEDGE OF ALLEGIANCE-COUNCIL MEMBER RANDY DEFOOR

ROLL CALL

The Floor Leader moved the item be Roll Call. The motion CARRIED. Roll Call was ordered. The Chair declared the File Roll Call.

Aye: 18 - Dennis, Diamond, Freeman, Gaffney, Hazouri, Morgan, Newby, Pittman, Priestly Jackson, Salem, White, Becton, Bowman, Boylan, Carlucci, Cumber, DeFoor, and Carrico

Excused: 1 - Ferraro

APPROVES MINUTES of Regular Meeting of October 27, 2020.

COMMITTEE MEETINGS FOR THE WEEK OF November 30th & December 1st, 2020.

Neighborhoods, Community Services, Public Health & Safety	Monday	9:30 am	Agenda Mtg	9:00	CM White
Transportation, Energy & Utilities	Monday	2:00 pm	Agenda Mtg	1:30	CM Salem
Finance	Tuesday	9:30 am	Agenda Mtg	9:00	CM Carlucci
Rules	Tuesday	2:00 pm	Agenda Mtg	1:30	CM Priestly Jackson
Land Use & Zoning	Tuesday	5:00 pm	Agenda Mtg	4:30	CM Boylan

Standing Committee Meetings will be in Hybrid Virtual/In-Person Meetings.

Public Hearings and Public Participation

MEETING TIME: 5:00 P.M.
(Please join the meeting by 4:50 P.M.)
Meeting ID: 927 3685 7003
Passcode: 903675

Joining a Zoom Meeting by phone: Dial: 1 646 568 7788 - Meeting ID:927 3685 7003
Passcode: 903675
Find your local number: https://zoom.us/u/abZ7WIYD6

For matters which have state-mandated public hearings pursuant to Chapter 166, Florida Statutes, and the Jacksonville Ordinance Code, including quasi-judicial matters and those items which fall under the public participation requirements of Section 286.0114, Florida Statutes, the Council will allow for the public to provide their comments in person (access is limited in Council Chambers due to CDC social distancing guidelines) or by participation in Communications Media Technology ("CMT") (i.e., Zoom). Those attending the meeting by CMT who wish to speak during a public hearing or public participation must register in advance of the meeting to provide staff sufficient time to organize the hearings and so that the Council can hold an efficient meeting and conduct its business. The public may also provide comments by electronic mail to comeeting11242020@coj.net or by other written comment submitted to the Legislative Services Division, but written comments and emails will not be read into the record at the meetings. Instructions for the public as to the methods of communication will be provided in the notice.

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, such person will need a record of the proceedings, and for such purposes, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The Next Council meeting will be held December 8, 2020.
To Access Council & Committee Agendas on the Web: http//www.coj.net

COMMUNICATION(S) FROM THE MAYOR AND OTHER ENTITIES:
FOR COUNCIL MEETINGS NOVEMBER 24, 2020.

OFFICE OF MAYOR - Enclosed are the Resolutions and Ordinances which were passed by the Council in Regular Session October 27, 2020.

OFFICE OF ECONOMIC DEVELOPMENT – Submitted the Failing Non Residential Septic Tank Grant Bi-Annual Report for the Period of April 25, 2020 to October 24, 2020 – October 26, 2020.

DEPARTMENT OF PUBLIC WORKS – Submitted the Proposed Surplus Share Point Circulation 1 Parcel RE# 122708-0000 - October 26, 2020.

PARKS, RECREATION & COMMUNITY SERVICES – Submitted the FY 2020 Report on Recreational Vessel Fees - October 28, 2020.

DEPARTMENT OF PUBLIC WORKS – Submitted the Ingress and Egress Easement to RE# 029934-0000 through RE# 029945-0000 - October 30, 2020.

PARKS, RECREATION & COMMUNITY SERVICES – Submitted the Park Partnership Program FY 2020 Annual Report - October 28, 2020.

NORTHEAST FLORIDA REGIONAL COUNCIL – Submitted the FY 2019/2020 Board Meeting Attendance – November 4, 2020.

OFFICE OF ECONOMIC DEVELOPMENT – Submitted the Northwest Jacksonville Economic Development Fund (NWJEDF) - FY 2020 Annual Report – November 4, 2020.

COUNCIL AUDITOR'S OFFICE – Submitted the Follow-Up on Nonresidential Solid Waste Franchise Fees Audit Report #793A – November 18, 2020.

OFFICE OF CITY COUNCIL – Submitted the Certification of Oath Office CM Carrico – November 17, 2020.

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT – submitted notice of a virtual Public Hearing for Julington -Durbin Preserve Draft Land Management Plan

QUASI-JUDICIAL ORDINANCES:

APPENDIX K – MANAGEMENT PROCEDURES OF ARCHAEOLOGICAL AND HISTORICAL SITES ON STATE-OWNED OR CONTROLLED LANDS

Management Procedures for Archaeological and Historical Sites and Properties on State-Owned or Controlled Properties
(revised March 2013)

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 at:

http://www.flheritage.com/preservation/compliance/guidelines.cfm

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, 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, certain information must be submitted for comments and recommendations. The minimum review documentation requirements can be found at: http://www.flheritage.com/preservation/compliance/docs/minimum_review_documentation_requirements.pdf .

* * *

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

Deena S. Woodward
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) 245-6425
Toll Free: (800) 847-7278
Fax: (850) 245-6435

JULINGTON-DURBIN PRESERVE

FLORIDA MASTER SITE INFORMATION

Following is a brief description of the 23 documented Florida Master Sites from Julington-Durbin Preserve. District staff attempted to visit and assess each site in 2017. Most of the sites are small. All sites except for DU 00051 and DU 17712 were located. None of the prehistoric sites had any sign of human disturbance. Several of the sites had armadillo and/or gopher tortoise digging activity.

DU 00051 – Julington Creek Mound: This sand burial mound was visited and excavated by C.B. Moore in the late 19th Century. Moore reported that the entire mound was demolished.

DU 13950, 13951, 13953, 13954, 13958, 13959, 13960, 13661, 13962, 13966, 13969, 13970, 13971, and 17712 are all recorded as being prehistoric campsites. Several of the sites have some ceramics and lithics scattered at the surface.

DU 13952, 13963, and 13964 are all recorded as pre-historic habitation sites.

DU 1551 is an historic site, possibly dating from the late 19th or early 20th Century.

DU 13955, 13956, and 13957 are prehistoric sites with historic components at the surface.

DU 1550 – Sampson Grade: This is an historic, elevated roadway dating from the late 19th to early 20th Century. Where the grade intersects Durbin Creek, there are old bridge pilings. The area right at the edge of the creek has been impacted by potholers at least twice in the last 10 years.

APPENDIX L – GOPHER TORTOISE RELOCATION, MANAGEMENT, AND SURVEY INFORMATION

BACKGROUND

As a condition of the Julington-Durbin Creek purchase and sale agreement, gopher tortoises from the neighboring development were relocated to the Preserve. This relocation was conducted sometime between 2006 and 2016. Limited records of this relocation exist. The FWC Gopher Tortoise Conservation Biologist for this area could not find any records of incidental take permits (ITP), standard relocation permits, or FWC conservation easements related to the Preserve. According to FWC, the Julington development has had a number of ITPs issued for various phases of the development and tortoises may have been relocated under these ITPs to the preserve. There was no reporting requirements for these type of permits.

RELOCATION

Approximately 20 acres of mesic flatwoods and sandhill were mowed to improve relocation site habitat conditions prior to the relocation. The relocation of the tortoises was the responsibility of the adjacent property owners. Contractors hired by the developer worked in close cooperation with District land management staff. A minimum of 10 gopher tortoises were relocated to an approximately 80 acre site in the western portion of the Preserve (Figure 1).

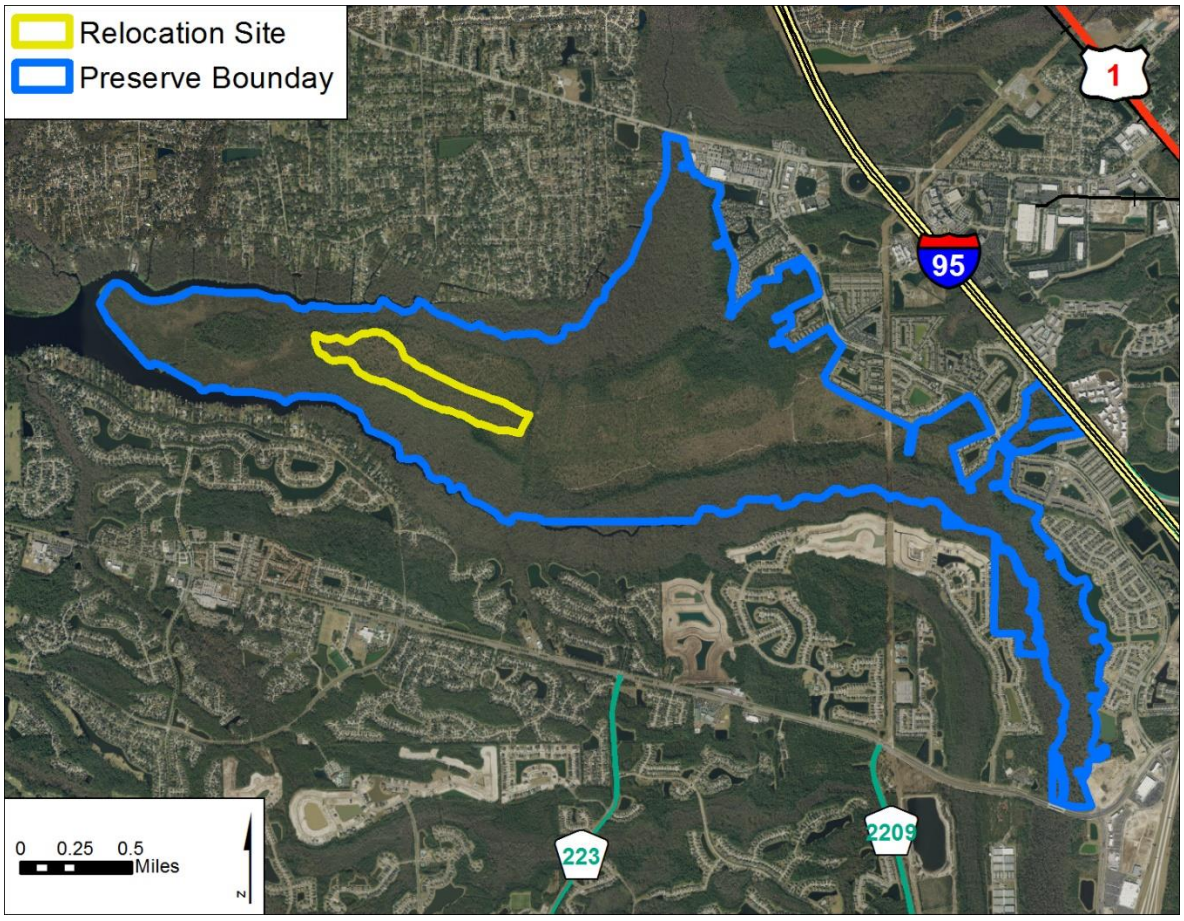


Figure 1 – Historic gopher tortoise relocation site at Julington-Durbin Preserve

RELOCATION SITE HABITAT MANAGEMENT

This site was selected due to it's inherently good habitat quality. Portions of the relocation site have been prescribe burned on six (6) occasions since 2006. The western 40 acres were burned in July 2010 and September 2012. The eastern half was burned in April 2008, May 2010, June 2012, and May 2014. Additionally, in 2018 hand removal of sand pine occured at this site.

2017 JULINGTON-DURBIN PRESERVE GOPHER TORTOISE POPULATION SURVEY SUMMARY

This survey was conducted by District staff in the Spring of 2017. It was designed and data analyzed using the software, Distance 6.2. This is a relatively new method of surveying developed at Colorado State University. Through research, it is shown that this approach produces more accurate estimations of wildlife populations than traditional methods. It involves using a burrow scope for locating actual tortoises rather than just counting burrows where previous surveyors subjectively determined if burrows were active or inactive. The Florida Fish and Wildlife Conservation Commission's Gopher Tortoise Management Program has adopted this survey method for estimating Gopher Tortoise populations statewide.

The distance method works from a logarithmic probability of detection function that is derived based on observations and distances of those observations from a transect. Multicovariates are also considered, such as burrow size, when analyzing Gopher Tortoise survey data.

Figure 2 provides a map overview of transect and burrow location for this survey.

Below are the results from the best fitting model after data analyses:

ha = Hectares
ac = Acres
CV = Coefficient of Variation
D = Density
N = Population Estimate
CI = Confidence Interval

Survey Summary

Survey Area – 219.3ha/542ac
Survey Design – Conventional Distance Sampling
Survey Effort – 11,754m of transect based off pilot survey with 20%CV
Total Potentially Active Burrows Observed = 102
Total Burrows with Tortoise Present = 38
Occupancy Rate = 37.25%

Data Analysis Summary

Best Fit Model – Multicovariate (Perpendicular Distance & Burrow Size) Half normal 5% distribution, Cosine fit with right truncation

D = 1.25 per ha/3.1 per ac
N = 273 with 29.1% CV
95%CI of N = 154 – 486

Rough Estimate of Potentially Active Burrows = 732/ac

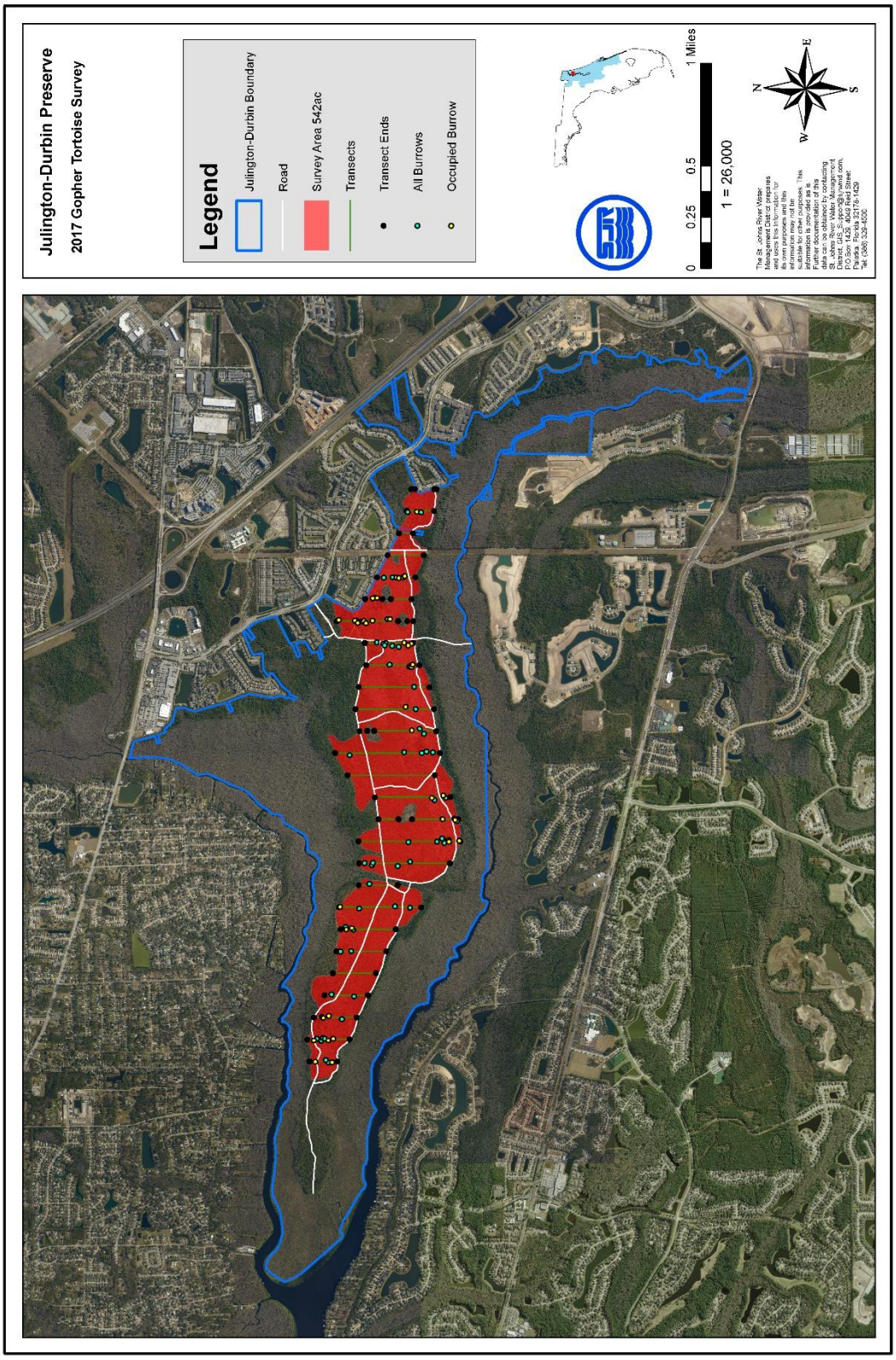


Figure 2 – 2017 gopher tortoise survey layout and burrow locations