

PETITION TO ESTABLISH
LAKES AT BELLA LAGO
COMMUNITY DEVELOPMENT
DISTRICT

Submitted by:

Jennifer Kilinski
Florida Bar No. 69367
jennifer@kelawgroup.com
(850) 508-2335
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

Attorney for Petitioner

BEFORE THE CLAY COUNTY BOARD OF COUNTY COMMISSIONERS
PETITION TO ESTABLISH
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Mattamy Homes Jacksonville LLC, a foreign limited liability company (hereafter "Petitioner"), hereby petitions the Clay County Board of County Commissioners pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a community development district (hereinafter "District"), with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District will be located entirely within unincorporated Clay County, Florida (hereafter "County"). **Exhibit 1** depicts the general location of the lands comprising the proposed District. The proposed District covers approximately 254.16 acres of land, more or less. The legal description of the lands that form the external boundaries of the District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the proposed District. Documentation of consents to the establishment of the District are contained in **Composite Exhibit 3**.

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

Name: D.J. Smith
Address: 7800 Belfort Parkway, #195
Jacksonville, Florida 32256

Name: Drew Ingoldsby
Address: 7800 Belfort Parkway, #195
Jacksonville, Florida 32256

Name: Martha Schiffer
Address: 5337 Millenia Lakes Boulevard, Suite 235
Orlando, Florida 32839

Name: Megan Germino
Address: 5337 Millenia Lakes Boulevard, Suite 235
Orlando, Florida 32839

Name: Rose Bock
Address: 1804 Forest Glen Way
St. Augustine, Florida 32092

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

5. Name. The name of the proposed District is Lakes at Bella Lago Community Development District.

6. Existing and Future Land Uses. **Exhibit 4** shows the existing use for the lands contained in the proposed District and surrounding areas. The distribution, location, and extent of the public and private land uses proposed for the District by the future land use plan element of the County's Future Land Use Plan are depicted in **Exhibit 5**. The proposed land uses for lands contained within the proposed District are consistent with the approved County's Future Land Use Plan.

7. Major Water and Wastewater Facilities. **Composite Exhibit 6** indicates the location of major outfall canals and drainage basins for the lands within the proposed District as well as the location of existing major trunk water mains, reuse water mains and wastewater interceptors within the currently undeveloped lands proposed to be included within the District.

8. District Facilities and Services. The District is presently expected to finance, construct, and install improvements and facilities to benefit the lands within the District in three

(3) phases over an estimated three (3) year period from 2023 through 2026. **Exhibit 7** describes the construction timetable and the types of facilities the District presently expects to finance, construct, and install, as well as the entities anticipated for future ownership, operation, and maintenance. The estimated costs of construction are also identified in **Exhibit 7**. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The authorized agent for Petitioner is Jennifer Kilinski. The Authorization of Agent is attached to this petition as **Exhibit 9**. Copies of all correspondence and notices should be sent to:

Jennifer Kilinski, Esq.
jennifer@kelawgroup.com
KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 508-2335

11. Warranty Deeds. A copy of the warranty deeds for the lands to be included within the proposed District is provided in **Composite Exhibit 10**.

12. This petition to establish the Lakes at Bella Lago Community Development District should be granted for the following reasons:

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

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

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

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

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

WHEREFORE, Petitioner respectfully requests for the Clay County Board of County Commissioners to:

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

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

c. Consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, enlarge or extend, equip, operate, and maintain systems and facilities for: parks and facilities for indoor and outdoor recreation, cultural, and educational uses and for security, including, but not limited to walls, fences and electronic intrusion detection all as authorized and described by Section 190.012(2)(a) and (d), *Florida Statutes*; and

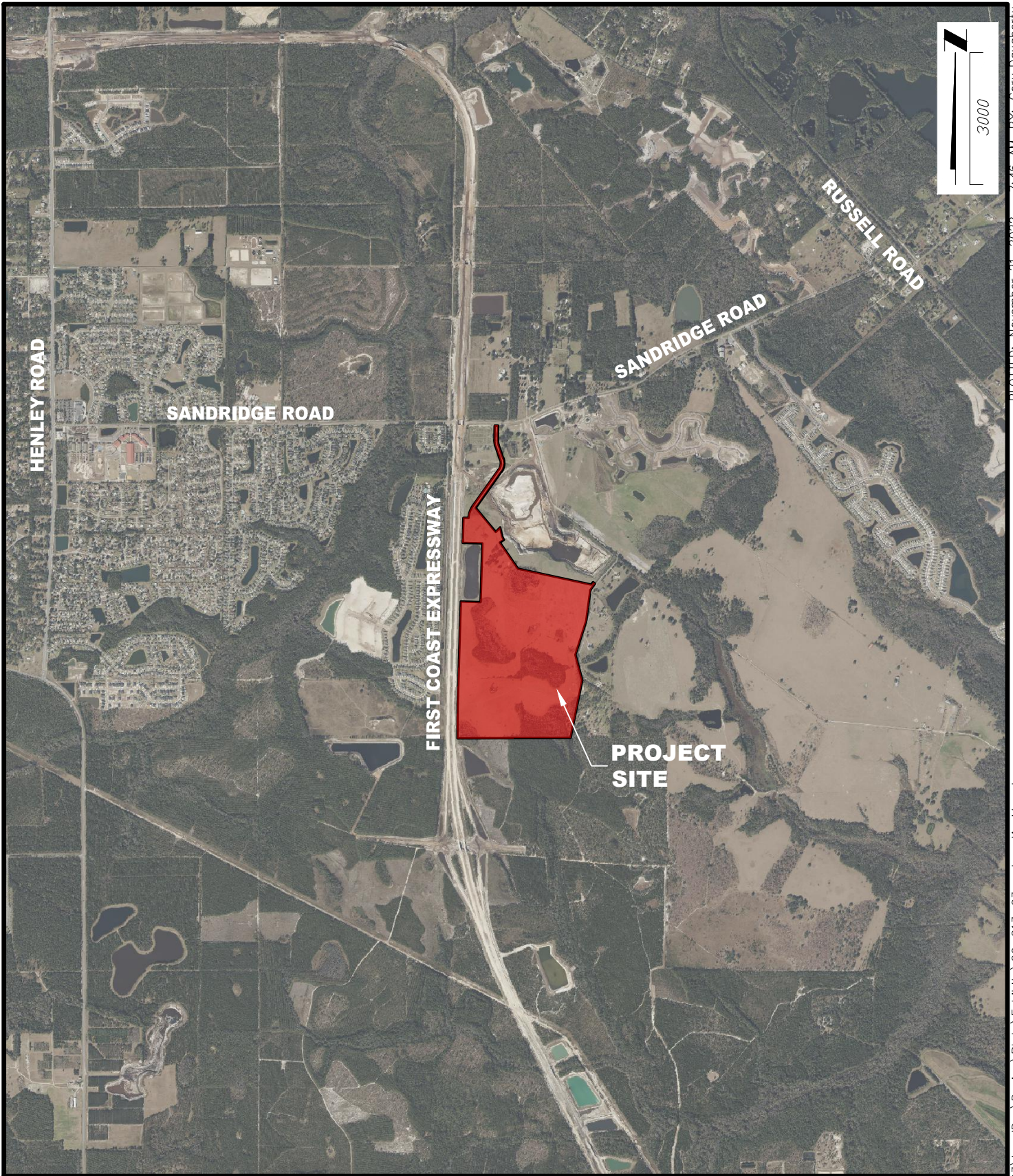
d. Grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 9th day of December 2022.

KE LAW GROUP, PLLC

BY: /s/ Jennifer Kilinski
Jennifer Kilinski, Esq.
Florida Bar No. 69367
jennifer@kelawgroup.com
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 508-2335
Attorney for Petitioner

1



I:\2020\20-213-03\20-213-03\LandDev\Design\Plots\Exhibits\20-213-03 - LocationMap.dwg PLOTTED: November 21, 2022 - 7:46 AM, BY: Cory Daugherty



VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 2584 LC - 0000316

EXHIBIT 1

LAKES AT BELLA LAGO

LOCATION MAP

ETM NO. 20-213-03

DRAWN BY: CWD

DATE: AUGUST 2021

DRAWING NO. 1

2

December 2, 2022
Page 1 of 2

Work Order No. 22-334.01
File No. 128I-25.01A

Bella Lago Parcel

A portion of Sections 23 and 26, Township 5 South, Range 25 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 3694, page 15, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly line of said Section 23, said Westerly line also being the Easterly right of way line of Rolling View Boulevard, a 50 foot right of way as presently established, with the Southerly right of way line of County Road 739-B (Sandridge Boulevard), an 80 foot right of way as presently established; thence North $89^{\circ}34'28''$ East, along said Southerly right of way line, 1.17 feet; thence South $89^{\circ}25'32''$ East, continuing along said Southerly right of way line, 1018.96 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $89^{\circ}25'32''$ East, along said Southerly right of way line, 80.00 feet; thence South $00^{\circ}34'23''$ West, departing said Southerly right of way line, 330.80 feet to the point of curvature of a curve concave Easterly having a radius of 360.00 feet; thence Southerly along the arc of said curve, through a central angle of $19^{\circ}18'06''$, an arc length of 121.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $09^{\circ}04'40''$ East, 120.70 feet; thence South $18^{\circ}43'43''$ East, 309.51 feet to the point of curvature of a curve concave Westerly having a radius of 340.00 feet; thence Southerly along the arc of said curve, through a central angle of $54^{\circ}01'52''$, an arc length of 320.63 feet to a point on said curve, said point lying on the Westerly line of those lands described and recorded in Official Records Book 4523, page 322, of said Public Records, said arc being subtended by a chord bearing and distance of South $08^{\circ}17'13''$ West, 308.88 feet; thence South $35^{\circ}14'35''$ West, along said Westerly line, along the Westerly line of "Wetlands Strip" as described and recorded in Official Records Book 4622, page 1067, of said Public Records, and along a non-tangent line, 1002.14 feet; thence Southerly along the Westerly line of last said lands the following 8 courses; Course 1, thence South $39^{\circ}25'20''$ East, 708.88 feet; Course 2, thence North $45^{\circ}26'31''$ East, 143.74 feet; Course 3, thence South $13^{\circ}26'36''$ East, 177.07 feet to a point on a non-tangent curve concave Easterly having a radius of 220.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of $30^{\circ}16'49''$, an arc length of 116.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $22^{\circ}05'52''$ East, 114.92 feet; Course 5, thence South $54^{\circ}47'53''$ West, along a non-tangent line, 106.49 feet; Course 6, thence South $34^{\circ}12'50''$ East, 721.03 feet; Course 7, thence South $77^{\circ}46'48''$ East, 1699.37 feet; Course 8, thence North $37^{\circ}24'52''$ East, 71.64 feet to the Easterly most corner thereof, said corner also being the Southwesterly corner of "Road F-Pit Portion" as described and recorded in Official Records Book 4622, page 984, of said public records; thence South $51^{\circ}19'37''$ East, along the Southwesterly line of last said lands, 61.11 feet to the Southeasterly corner thereof, said corner lying

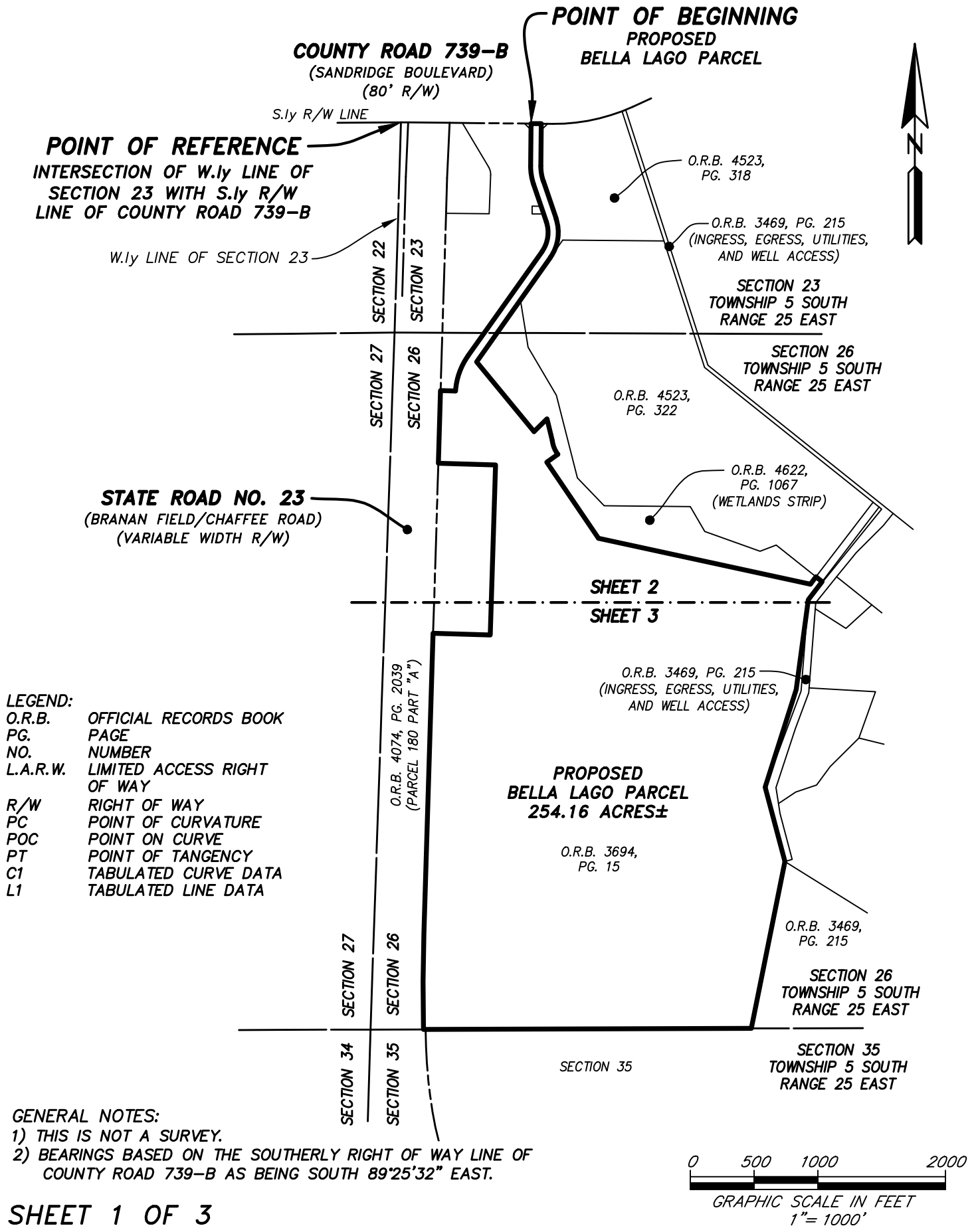
Bella Lago Parcel (continued)

on the Westerly line of "Parcel B" as described and recorded in Official Records Book 3694, page 15, of said Public Records; thence South $37^{\circ}25'38''$ West, along said Westerly line, 176.76 feet to the Southwesterly corner thereof, said corner also being the Northerly corner of "Parcel C" as described and recorded in said Official Records Book 3694, page 15; thence South $07^{\circ}38'49''$ West, along the Westerly line of said "Parcel C", 711.63 feet; thence South $17^{\circ}39'30''$ West, continuing along said Westerly line, 802.34 feet to the Southerly corner thereof, said corner lying on the Westerly line of that certain Easement for "Ingress, Egress, Utilities, and Well Access" as described and recorded in said Official Records Book 3469, page 215; thence South $14^{\circ}47'57''$ East, along said Westerly line, 603.80 feet to the Southwesterly corner thereof, said corner also being the Northwesterly corner of those lands described and recorded in said Official Records Book 3469, page 215; thence South $11^{\circ}22'59''$ West, along the Westerly line of last said lands, 1335.28 feet to the Southwesterly corner thereof, said corner lying on the Southerly line of said Section 26; thence South $89^{\circ}50'00''$ West, along said Southerly line, 2569.70 feet to its intersection with the Easterly limited access right of way line of State Road No. 23 (Branan Field/Chaffee Road), a variable width right of way as presently established; thence Northerly, departing said Southerly line and along said Easterly limited access right of way line the following 6 courses; Course 1, thence Northerly along the arc of a on a non-tangent curve concave Easterly having a radius of 14552.00 feet, through a central angle of $02^{\circ}57'52''$, an arc length of 752.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}16'58''$ East, 752.81 feet; Course 2, thence North $01^{\circ}45'54''$ East, 2354.16 feet; Course 3, thence South $88^{\circ}14'06''$ East, 448.00 feet; Course 4, thence North $01^{\circ}45'54''$ East, 1334.00 feet; Course 5, thence North $88^{\circ}14'06''$ West, 448.00 feet; Course 6, thence North $01^{\circ}45'54''$ East, 570.88 feet; thence South $88^{\circ}15'01''$ East, departing said Easterly limited access right of way line, 116.64 feet to a point on a non-tangent curve concave Easterly having a radius of 540.00 feet; thence Northerly along the arc of said curve, through a central angle of $31^{\circ}23'02''$, an arc length of 295.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $19^{\circ}36'38''$ East, 292.10 feet; thence North $35^{\circ}22'03''$ East, 1002.88 feet to a point on a non-tangent curve concave Westerly having a radius of 260.00 feet; thence Northerly along the arc of said curve, through a central angle of $54^{\circ}01'52''$, an arc length of 245.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $08^{\circ}17'13''$ East, 236.20 feet; thence North $18^{\circ}43'43''$ West, 309.51 feet to the point of curvature of a curve concave Easterly having a radius of 440.00 feet; thence Northerly along the arc of said curve, through a central angle of $19^{\circ}18'06''$, an arc length of 148.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $09^{\circ}04'40''$ West, 147.53 feet; thence North $00^{\circ}34'23''$ East, 330.80 feet to the Point of Beginning.

Containing 254.16 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 3

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

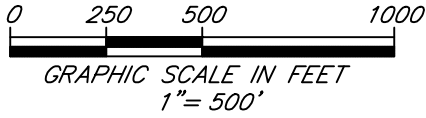


14775 Old St. Augustine Road, Jacksonville, FL. 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

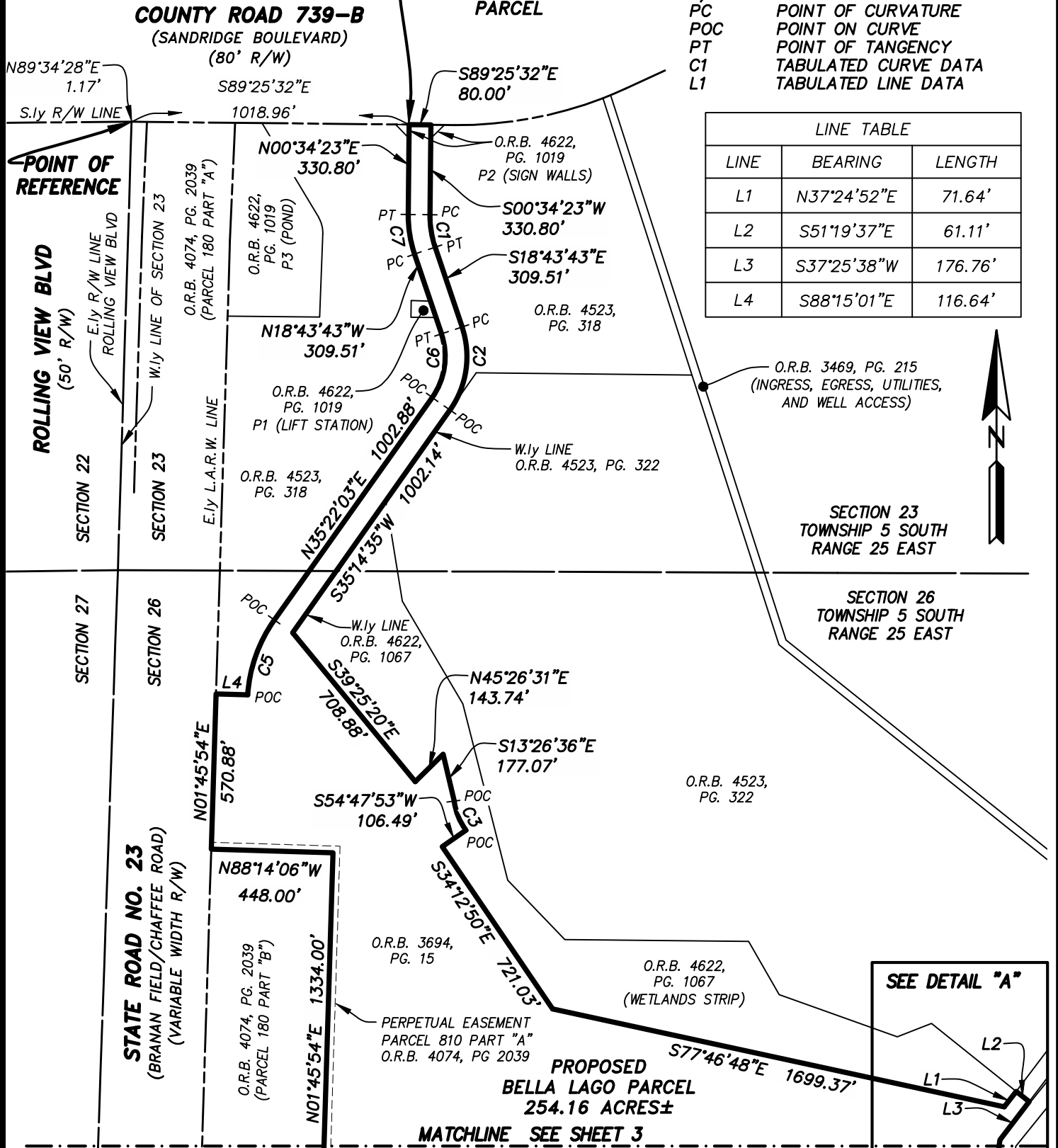
SCALE: 1"=1000'
DATE: DECEMBER 2, 2022

BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PSM No. 4827

**A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST,
CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED
AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15,
OF THE PUBLIC RECORDS OF SAID COUNTY,**

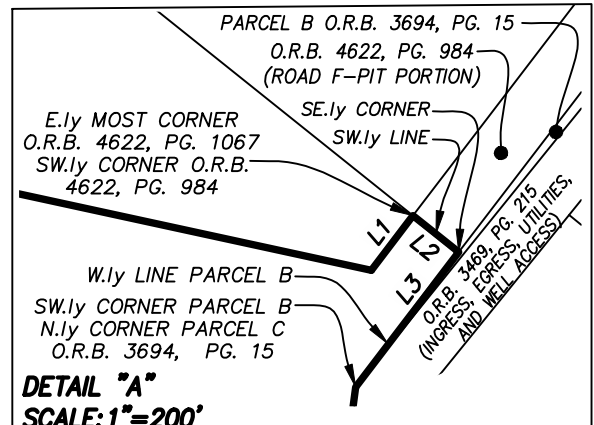


- LEGEND:**
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 NO. NUMBER
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 R/W RIGHT OF WAY
 PC POINT OF CURVATURE
 POC POINT ON CURVE
 PT POINT OF TANGENCY
 C1 TABULATED CURVE DATA
 L1 TABULATED LINE DATA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°24'52"E	71.64'
L2	S51°19'37"E	61.11'
L3	S37°25'38"W	176.76'
L4	S88°15'01"E	116.64'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	360.00'	19°18'06"	121.28'	S09°04'40"E	120.70'
C2	340.00'	54°01'52"	320.63'	S08°17'13"W	308.88'
C3	220.00'	30°16'49"	116.27'	S22°05'52"E	114.92'
C5	540.00'	31°23'02"	295.78'	N19°36'38"E	292.10'
C6	260.00'	54°01'52"	245.18'	N08°17'13"E	236.20'
C7	440.00'	19°18'06"	148.23'	N09°04'40"W	147.53'

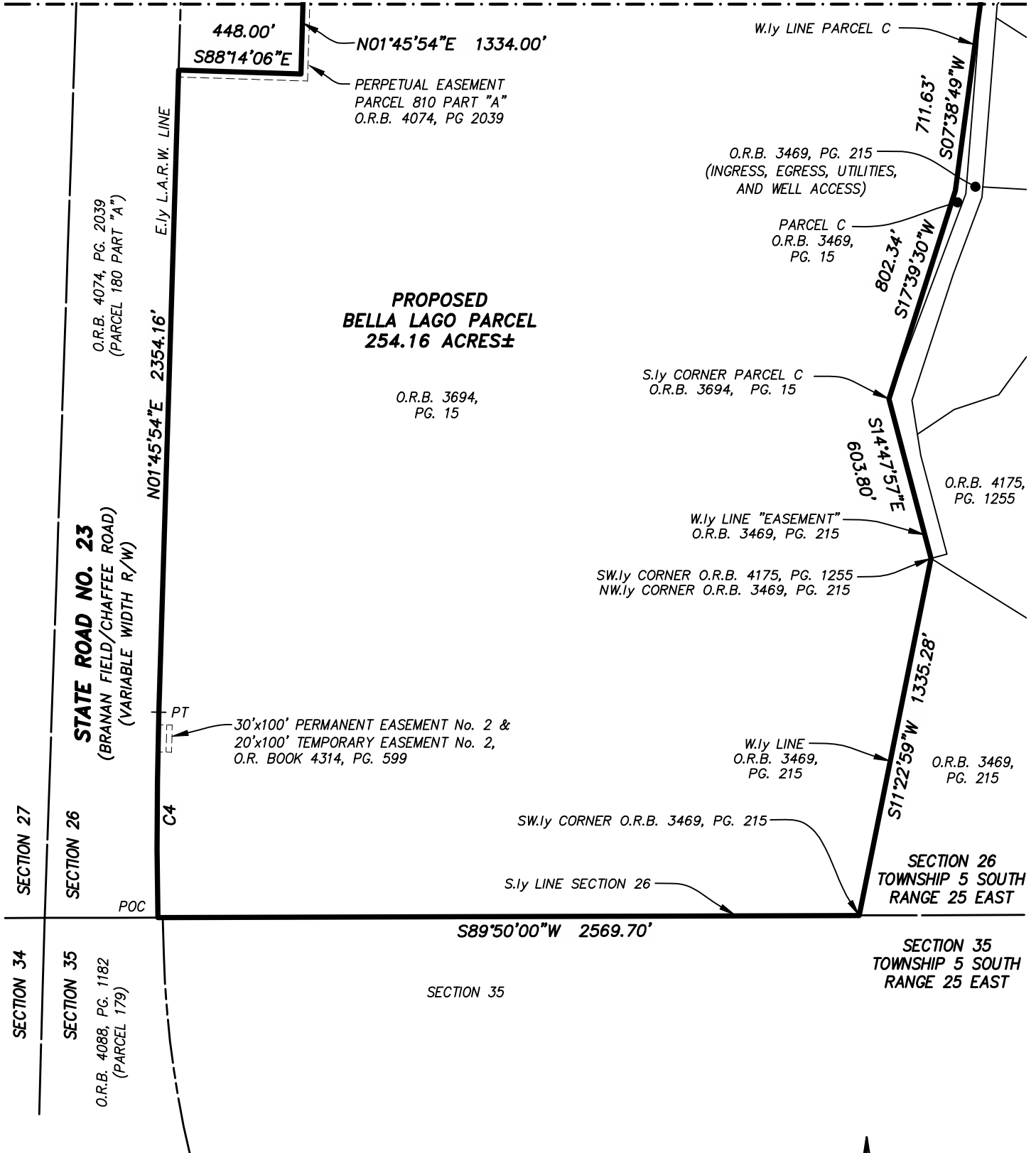


SHEET 2 OF 3
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

**A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST,
CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED
AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15,
OF THE PUBLIC RECORDS OF SAID COUNTY,**

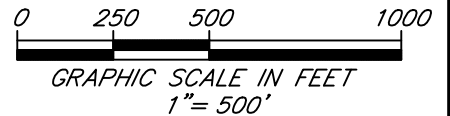
MATCHLINE SEE SHEET 2



LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- NO. NUMBER
- L.A.R.W. LIMITED ACCESS RIGHT OF WAY
- R/W RIGHT OF WAY
- PC POINT OF CURVATURE
- POC POINT ON CURVE
- PT POINT OF TANGENCY
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	14552.00'	2°57'52"	752.89'	N00°16'58"E	752.81'



SHEET 3 OF 3
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

3

This instrument was prepared by and upon recording should be returned to:

KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

**Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Lakes at Bella Lago Community Development District]**

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

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

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

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be binding upon the owner and its successors and assigns as to the Property or portions thereof for the entirety of such three year term.

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

[SIGNATURE PAGE TO FOLLOW]

Consent and Joinder of Landowner
to the Establishment of a Community Development District

Executed this 21st day of July 2022.

Witnessed:

**MATTAMY JACKSONVILLE LLC
LANDOWNER**

[Signature]
Print Name: Bob Savage

[Signature]
BY: Cliff Nelson
ITS: V.P.

[Signature]
Print Name: Laurela-Nielsen

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of July, 2022, by Cliff Nelson, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF Florida

Name: Naveed Zaerzadeh
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description



Naveed Zaerzadeh
Notary Public
State of Florida
Comm# HH120682
Expires 4/22/2025

Consent and Joinder of Landowner
to the Establishment of a Community Development District

Exhibit A:
Legal Description

Bella Lago Parcel

A portion of Sections 23 and 26, Township 5 South, Range 25 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 3694, page 15, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly line of said Section 23, said Westerly line also being the Easterly right of way line of Rolling View Boulevard, a 50 foot right of way as presently established, with the Southerly right of way line of County Road 739-B (Sandridge Boulevard), an 80 foot right of way as presently established; thence North $89^{\circ}34'28''$ East, along said Southerly right of way line, 1.17 feet; thence South $89^{\circ}25'32''$ East, continuing along said Southerly right of way line, 1018.96 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $89^{\circ}25'32''$ East, along said Southerly right of way line, 80.00 feet; thence South $00^{\circ}34'23''$ West, departing said Southerly right of way line, 330.80 feet to the point of curvature of a curve concave Easterly having a radius of 360.00 feet; thence Southerly along the arc of said curve, through a central angle of $19^{\circ}18'06''$, an arc length of 121.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $09^{\circ}04'40''$ East, 120.70 feet; thence South $18^{\circ}43'43''$ East, 309.51 feet to the point of curvature of a curve concave Westerly having a radius of 340.00 feet; thence Southerly along the arc of said curve, through a central angle of $54^{\circ}01'52''$, an arc length of 320.63 feet to a point on said curve, said point lying on the Westerly line of those lands described and recorded in Official Records Book 4523, page 322, of said Public Records, said arc being subtended by a chord bearing and distance of South $08^{\circ}17'13''$ West, 308.88 feet; thence South $35^{\circ}14'35''$ West, along said Westerly line, along the Westerly line of "Wetlands Strip" as described and recorded in Official Records Book 4622, page 1067, of said Public Records, and along a non-tangent line, 1002.14 feet; thence Southerly along the Westerly line of last said lands the following 8 courses; Course 1, thence South $39^{\circ}25'20''$ East, 708.88 feet; Course 2, thence North $45^{\circ}26'31''$ East, 143.74 feet; Course 3, thence South $13^{\circ}26'36''$ East, 177.07 feet to a point on a non-tangent curve concave Easterly having a radius of 220.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of $30^{\circ}16'49''$, an arc length of 116.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $22^{\circ}05'52''$ East, 114.92 feet; Course 5, thence South $54^{\circ}47'53''$ West, along a non-tangent line, 106.49 feet; Course 6, thence South $34^{\circ}12'50''$ East, 721.03 feet; Course 7, thence South $77^{\circ}46'48''$ East, 1699.37 feet; Course 8, thence North $37^{\circ}24'52''$ East, 71.64 feet to the Easterly most corner thereof, said corner also being the Southwesterly corner of "Road F-Pit Portion" as described and recorded in Official Records Book 4622, page 984, of said public records; thence South $51^{\circ}19'37''$ East, along the Southwesterly line of last said lands, 61.11 feet to the Southeasterly corner thereof, said corner lying on the Westerly line of "Parcel B" as described and recorded in Official Records Book 3694, page 15, of said Public Records; thence South $37^{\circ}25'38''$ West, along said Westerly line, 176.76 feet to the Southwesterly corner thereof, said corner also being the Northerly corner of "Parcel C" as described and recorded in said Official Records Book 3694, page 15; thence South $07^{\circ}38'49''$ West, along the Westerly line of said "Parcel C", 711.63 feet; thence South $17^{\circ}39'30''$ West, continuing along said Westerly line, 802.34 feet to the Southerly corner thereof, said corner lying on the Westerly line of that certain Easement for "Ingress, Egress, Utilities, and Well Access" as described and recorded in said Official Records Book 3469, page 215; thence South $14^{\circ}47'57''$ East, along said Westerly line, 603.80 feet to the Southwesterly corner

Consent and Joinder of Landowner
to the Establishment of a Community Development District

thereof, said corner also being the Northwesterly corner of those lands described and recorded in said Official Records Book 3469, page 215; thence South $11^{\circ}22'59''$ West, along the Westerly line of last said lands, 1335.28 feet to the Southwesterly corner thereof, said corner lying on the Southerly line of said Section 26; thence South $89^{\circ}50'00''$ West, along said Southerly line, 2569.70 feet to its intersection with the Easterly limited access right of way line of State Road No. 23 (Branan Field/Chaffee Road), a variable width right of way as presently established; thence Northerly, departing said Southerly line and along said Easterly limited access right of way line the following 6 courses; Course 1, thence Northerly along the arc of a on a non-tangent curve concave Easterly having a radius of 14552.00 feet, through a central angle of $02^{\circ}57'52''$, an arc length of 752.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}16'58''$ East, 752.81 feet; Course 2, thence North $01^{\circ}45'54''$ East, 2354.16 feet; Course 3, thence South $88^{\circ}14'06''$ East, 448.00 feet; Course 4, thence North $01^{\circ}45'54''$ East, 1334.00 feet; Course 5, thence North $88^{\circ}14'06''$ West, 448.00 feet; Course 6, thence North $01^{\circ}45'54''$ East, 570.88 feet; thence South $88^{\circ}15'01''$ East, departing said Easterly limited access right of way line, 116.64 feet to a point on a non-tangent curve concave Easterly having a radius of 540.00 feet; thence Northerly along the arc of said curve, through a central angle of $31^{\circ}23'02''$, an arc length of 295.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $19^{\circ}36'38''$ East, 292.10 feet; thence North $35^{\circ}22'03''$ East, 1002.88 feet to a point on a non-tangent curve concave Westerly having a radius of 260.00 feet; thence Northerly along the arc of said curve, through a central angle of $54^{\circ}01'52''$, an arc length of 245.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $08^{\circ}17'13''$ East, 236.20 feet; thence North $18^{\circ}43'43''$ West, 309.51 feet to the point of curvature of a curve concave Easterly having a radius of 440.00 feet; thence Northerly along the arc of said curve, through a central angle of $19^{\circ}18'06''$, an arc length of 148.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $09^{\circ}04'40''$ West, 147.53 feet; thence North $00^{\circ}34'23''$ East, 330.80 feet to the Point of Beginning.

Containing 254.16 acres, more or less.

This instrument was prepared by and upon recording should be returned to:

KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

**Consent and Joinder of Landowner
to the Establishment of a Community Development District
[Proposed Lakes at Bella Lago Community Development District]**

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

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

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

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be binding upon the owner and its successors and assigns as to the Property or portions thereof for the entirety of such three year term.

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

[SIGNATURE PAGE TO FOLLOW]

Consent and Joinder of Landowner
to the Establishment of a Community Development District

Executed this 22 day of July, 2022.

Witnessed:

MERITAGE HOMES OF FLORIDA, LLC
LANDOWNER

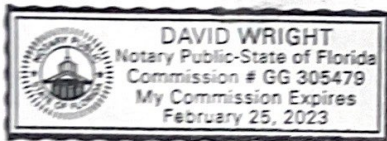
Briana Nornero
Print Name: Briana Nornero

[Signature]
BY: Garrett Cone
ITS: Division President

[Signature]
Print Name: Natalie Conroy

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of July, 2022, by Garrett Cone, who appeared before me this day in person, and who is either personally known to me, or produced FL Drivers License as identification.



[Signature]
NOTARY PUBLIC, STATE OF Florida
Name: David Wright
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A: Legal Description

Consent and Joinder of Landowner
to the Establishment of a Community Development District

Exhibit A:
Legal Description

Bella Lago Parcel

A portion of Sections 23 and 26, Township 5 South, Range 25 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 3694, page 15, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly line of said Section 23, said Westerly line also being the Easterly right of way line of Rolling View Boulevard, a 50 foot right of way as presently established, with the Southerly right of way line of County Road 739-B (Sandridge Boulevard), an 80 foot right of way as presently established; thence North $89^{\circ}34'28''$ East, along said Southerly right of way line, 1.17 feet; thence South $89^{\circ}25'32''$ East, continuing along said Southerly right of way line, 1018.96 feet to the Point of Beginning.

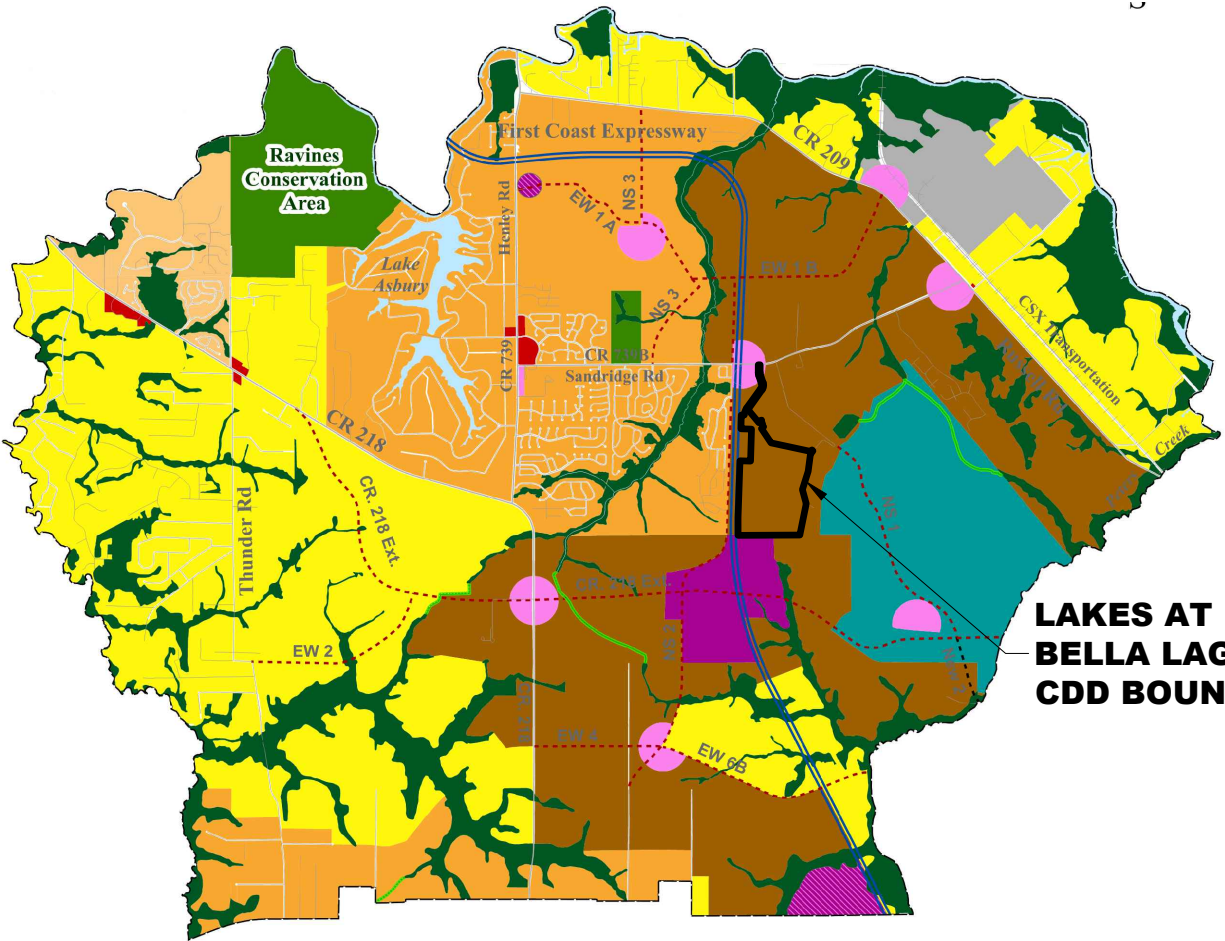
From said Point of Beginning, thence continue South $89^{\circ}25'32''$ East, along said Southerly right of way line, 80.00 feet; thence South $00^{\circ}34'23''$ West, departing said Southerly right of way line, 330.80 feet to the point of curvature of a curve concave Easterly having a radius of 360.00 feet; thence Southerly along the arc of said curve, through a central angle of $19^{\circ}18'06''$, an arc length of 121.28 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $09^{\circ}04'40''$ East, 120.70 feet; thence South $18^{\circ}43'43''$ East, 309.51 feet to the point of curvature of a curve concave Westerly having a radius of 340.00 feet; thence Southerly along the arc of said curve, through a central angle of $54^{\circ}01'52''$, an arc length of 320.63 feet to a point on said curve, said point lying on the Westerly line of those lands described and recorded in Official Records Book 4523, page 322, of said Public Records, said arc being subtended by a chord bearing and distance of South $08^{\circ}17'13''$ West, 308.88 feet; thence South $35^{\circ}14'35''$ West, along said Westerly line, along the Westerly line of "Wetlands Strip" as described and recorded in Official Records Book 4622, page 1067, of said Public Records, and along a non-tangent line, 1002.14 feet; thence Southerly along the Westerly line of last said lands the following 8 courses; Course 1, thence South $39^{\circ}25'20''$ East, 708.88 feet; Course 2, thence North $45^{\circ}26'31''$ East, 143.74 feet; Course 3, thence South $13^{\circ}26'36''$ East, 177.07 feet to a point on a non-tangent curve concave Easterly having a radius of 220.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of $30^{\circ}16'49''$, an arc length of 116.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $22^{\circ}05'52''$ East, 114.92 feet; Course 5, thence South $54^{\circ}47'53''$ West, along a non-tangent line, 106.49 feet; Course 6, thence South $34^{\circ}12'50''$ East, 721.03 feet; Course 7, thence South $77^{\circ}46'48''$ East, 1699.37 feet; Course 8, thence North $37^{\circ}24'52''$ East, 71.64 feet to the Easterly most corner thereof, said corner also being the Southwesterly corner of "Road F-Pit Portion" as described and recorded in Official Records Book 4622, page 984, of said public records; thence South $51^{\circ}19'37''$ East, along the Southwesterly line of last said lands, 61.11 feet to the Southeasterly corner thereof, said corner lying on the Westerly line of "Parcel B" as described and recorded in Official Records Book 3694, page 15, of said Public Records; thence South $37^{\circ}25'38''$ West, along said Westerly line, 176.76 feet to the Southwesterly corner thereof, said corner also being the Northerly corner of "Parcel C" as described and recorded in said Official Records Book 3694, page 15; thence South $07^{\circ}38'49''$ West, along the Westerly line of said "Parcel C", 711.63 feet; thence South $17^{\circ}39'30''$ West, continuing along said Westerly line, 802.34 feet to the Southerly corner thereof, said corner lying on the Westerly line of that certain Easement for "Ingress, Egress, Utilities, and Well Access" as described and recorded in said Official Records Book 3469, page 215; thence South $14^{\circ}47'57''$ East, along said Westerly line, 603.80 feet to the Southwesterly corner

Consent and Joinder of Landowner
to the Establishment of a Community Development District

thereof, said corner also being the Northwesterly corner of those lands described and recorded in said Official Records Book 3469, page 215; thence South $11^{\circ}22'59''$ West, along the Westerly line of last said lands, 1335.28 feet to the Southwesterly corner thereof, said corner lying on the Southerly line of said Section 26; thence South $89^{\circ}50'00''$ West, along said Southerly line, 2569.70 feet to its intersection with the Easterly limited access right of way line of State Road No. 23 (Branan Field/Chaffee Road), a variable width right of way as presently established; thence Northerly, departing said Southerly line and along said Easterly limited access right of way line the following 6 courses; Course 1, thence Northerly along the arc of a on a non-tangent curve concave Easterly having a radius of 14552.00 feet, through a central angle of $02^{\circ}57'52''$, an arc length of 752.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}16'58''$ East, 752.81 feet; Course 2, thence North $01^{\circ}45'54''$ East, 2354.16 feet; Course 3, thence South $88^{\circ}14'06''$ East, 448.00 feet; Course 4, thence North $01^{\circ}45'54''$ East, 1334.00 feet; Course 5, thence North $88^{\circ}14'06''$ West, 448.00 feet; Course 6, thence North $01^{\circ}45'54''$ East, 570.88 feet; thence South $88^{\circ}15'01''$ East, departing said Easterly limited access right of way line, 116.64 feet to a point on a non-tangent curve concave Easterly having a radius of 540.00 feet; thence Northerly along the arc of said curve, through a central angle of $31^{\circ}23'02''$, an arc length of 295.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $19^{\circ}36'38''$ East, 292.10 feet; thence North $35^{\circ}22'03''$ East, 1002.88 feet to a point on a non-tangent curve concave Westerly having a radius of 260.00 feet; thence Northerly along the arc of said curve, through a central angle of $54^{\circ}01'52''$, an arc length of 245.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $08^{\circ}17'13''$ East, 236.20 feet; thence North $18^{\circ}43'43''$ West, 309.51 feet to the point of curvature of a curve concave Easterly having a radius of 440.00 feet; thence Northerly along the arc of said curve, through a central angle of $19^{\circ}18'06''$, an arc length of 148.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $09^{\circ}04'40''$ West, 147.53 feet; thence North $00^{\circ}34'23''$ East, 330.80 feet to the Point of Beginning.

Containing 254.16 acres, more or less.

4



LAKES AT BELLA LAGO CDD BOUNDARY

- Misc. Legend**
- Greenbelt Zoning Overlay
 - Future Roads
 - First Coast Expressway
 - Local Roads
 - Collector Roads
 - Arterial Roads
 - Rail Road
 - County Boundary
 - Peter's Creek Business Park Improvements
 - Municipal Boundary
 - Masterplan Boundary
 - Water

- Future Land Use Legend**
- LA RC
 - LA RRSV
 - LA RF
 - LA MPC
 - LA COM
 - LA SOL
 - LA VC
 - LA AC
 - LA IVC
 - PC
 - LA GW
 - RP

Map Adoption: June 26, 2018



VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 2584 LC - 0000316

EXHIBIT 4

LAKES AT BELLA LAGO

EXISTING LAND USE MAP

ETM NO. 20-213-03

DRAWN BY: CWD

DATE: AUGUST 2021

DRAWING NO. 1

5

6



LEGEND	
	STORMWATER PONDS



VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 2584 LC - 0000316

EXHIBIT 6A

LAKES AT BELLA LAGO

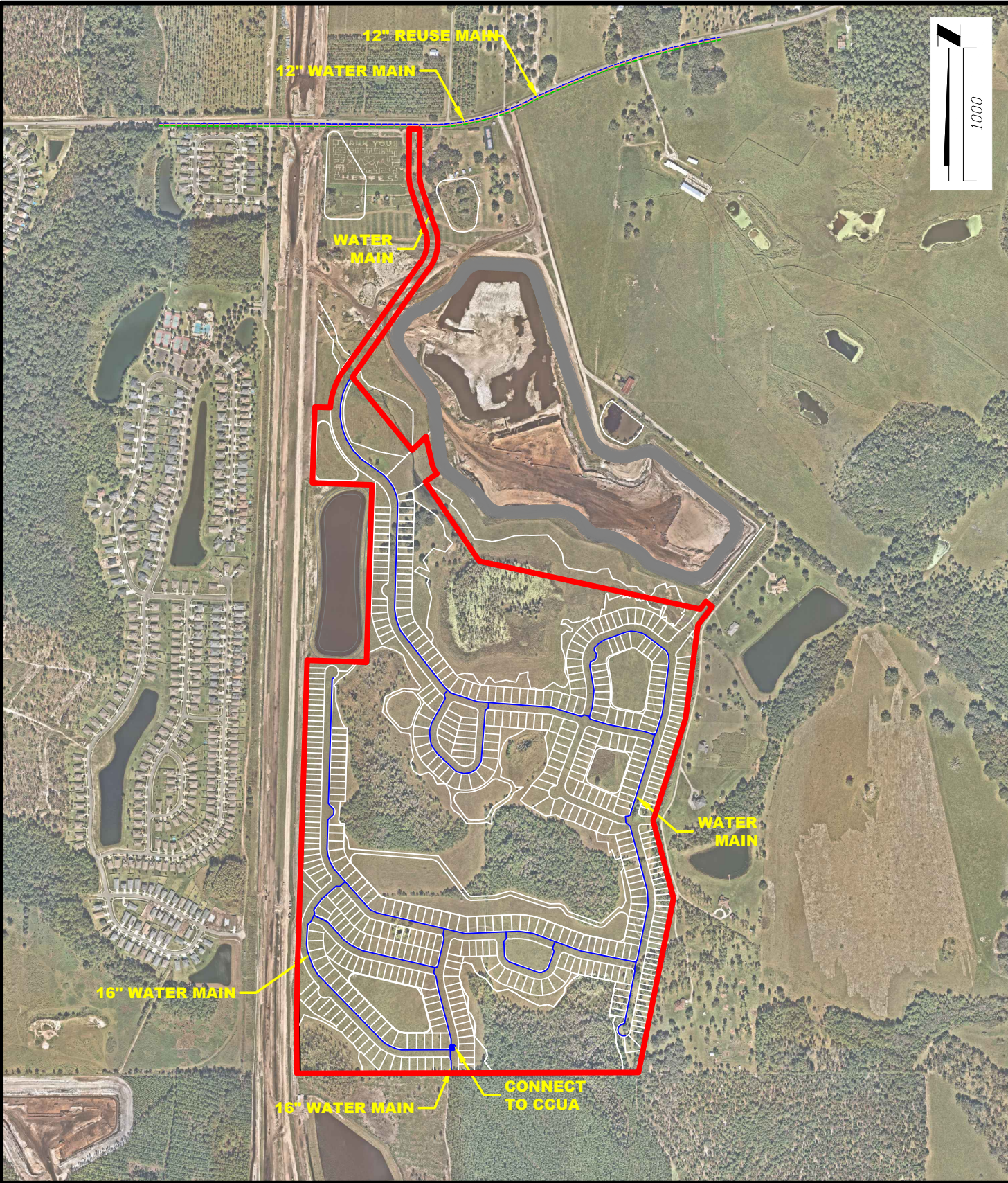
STORMWATER PONDS

ETM NO. 20-213-03

DRAWN BY: CWD

DATE: AUGUST 2021

DRAWING NO. 1



PLOTTED: November 20, 2022 - 9:01 AM, BY: Cory Daugherty
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VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 2584 LC - 0000316

EXHIBIT 6B

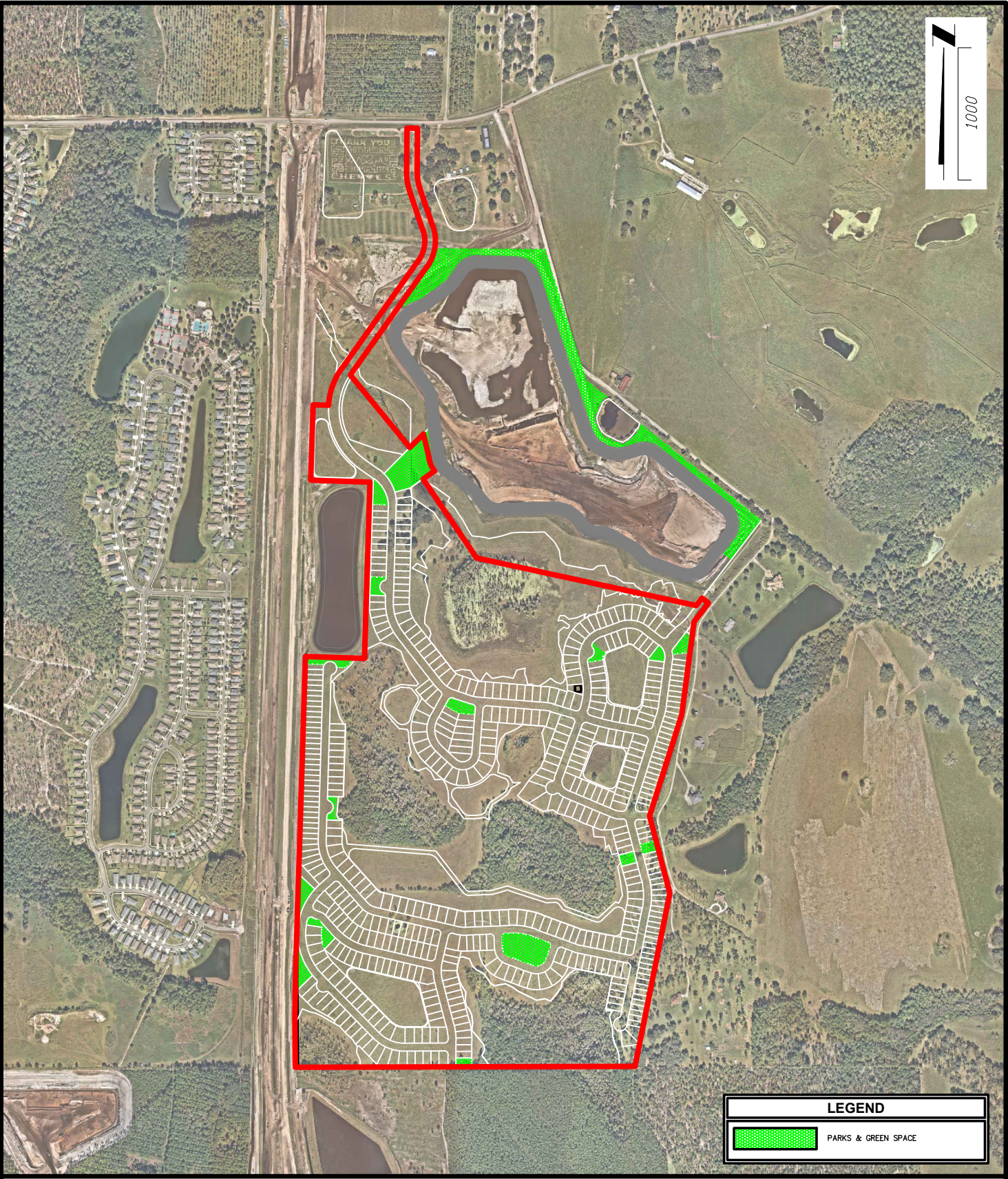
LAKES AT BELLA LAGO
WATER DISTRIBUTION SYSTEM

ETM NO. 20-213-03

DRAWN BY: CWD

DATE: AUGUST 2021

DRAWING NO. 1



PLOTTED: November 20, 2022 - 9:01 AM, BY: Cory Daugherty
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VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 2584 LC - 0000316

EXHIBIT 6C

LAKES AT BELLA LAGO

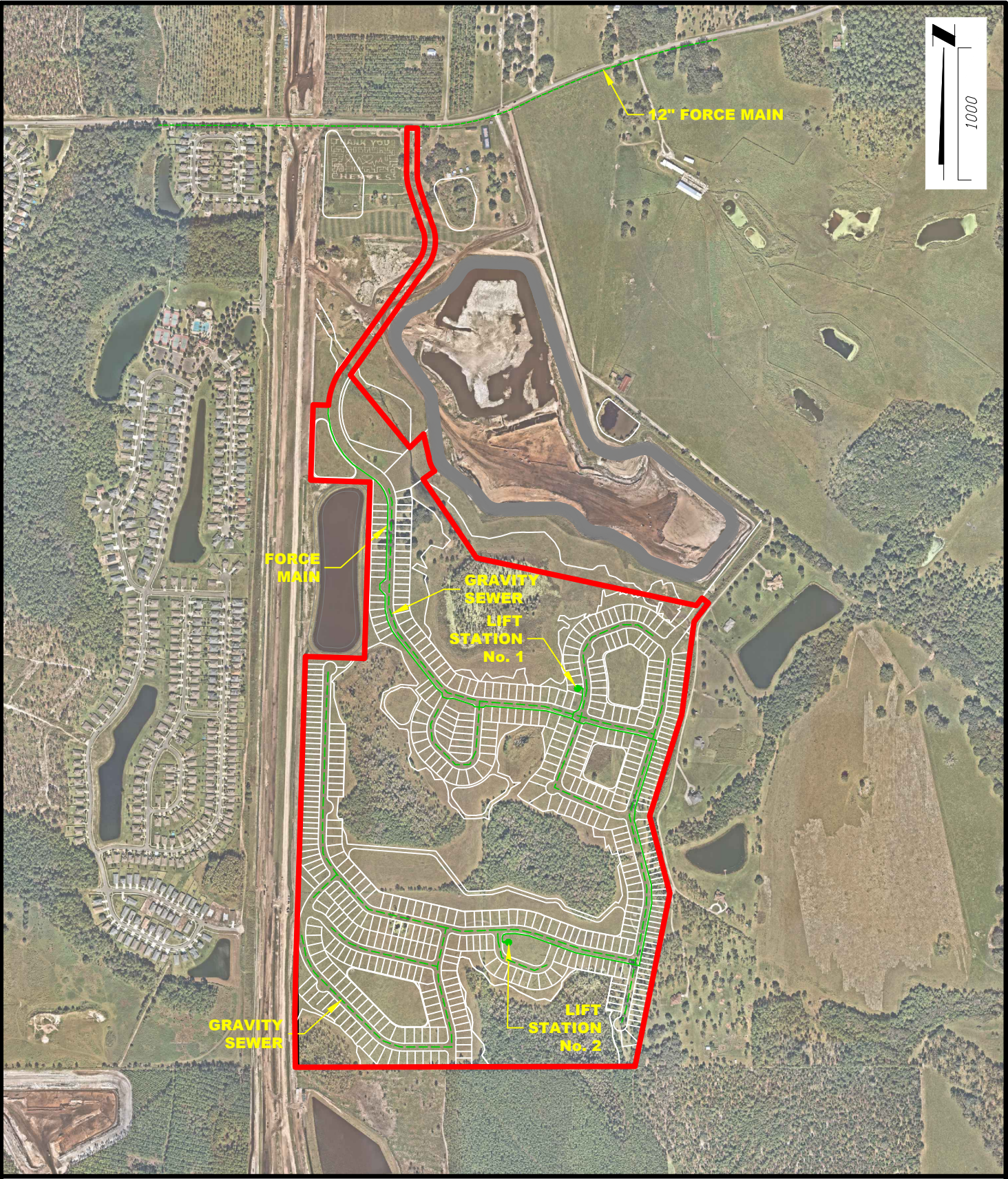
PARKS & GREEN AREA

ETM NO. 20-213-03

DRAWN BY: CWD

DATE: AUGUST 2021

DRAWING NO. 1



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VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 2584 LC - 0000316

EXHIBIT 6D

LAKES AT BELLA LAGO

SANITARY COLLECTION SYSTEM

ETM NO. 20-213-03

DRAWN BY: CWD

DATE: AUGUST 2021

DRAWING NO. 1

7

Exhibit 7 OWNERSHIP, OPERATION, AND MAINTENANCE RESPONSIBILITIES			
Proposed Infrastructure Improvements	Ownership	Financing Entity	Operation & Maintenance Entity
Stormwater Management/Drainage	District	District	District
Roadways (onsite)	District	District	District
Water Distribution	CCUA	District	CCUA
Sanitary Sewer Collection & Transmission	CCUA	District	CCUA
Landscape/Hardscape	District	District	District
Site Amenities/Hardscape	District	District	District
District= Bella Lago CDD CCUA= Clay County Utility Authority			

**EXHIBIT 7
COST ESTIMATE SHEET
LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT DISTRICT**

Earthwork (not lot development)		\$5,690,048.00
Sanitary Sewer		\$5,976,410.00
Storm Drainage		\$4,597,948.00
Domestic Water System		\$4,676,111.00
Roadways		\$6,845,245.00
Crossings for Electrical Conduit		\$105,000.00
Reclaimed Water System		\$2,895,855.00
Landscape/Hardscape		\$785,000.00
Site Amenities/Hardscape		\$2,286,600.00
Soft Costs		\$1,052,900.00
Contingency (10%)		\$3,491,112.00
TOTAL COSTS		\$38,402,229

8

Lakes at Bella Lago

COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

October 13, 2022



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Lakes at Bella Lago Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 254.16 +/- acres of land located within Clay County, Florida (the "County") and is projected to contain approximately 526 single-family residential dwelling units and 136 townhome residential dwelling units, which will make up the Lakes at Bella Lago development (the "Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing the District establishment) as follows:

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

1.2 Overview of the Lakes at Bella Lago Community Development District

The District is designed to provide public infrastructure, services, and facilities, along with operation and maintenance of the same, to a master planned residential development currently anticipated to contain a total of approximately 526 single-family residential dwelling units and 136 townhome residential dwelling units. Tables 1 and 2 under Section 5.0 detail the improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Lakes at Bella Lago.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment,

or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

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

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

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

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Clay County, according to Census 2020, has a population of 218,245; therefore, it is not defined as a small county for the purposes of this requirement.)

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

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

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

- 2.0 An economic analysis showing whether the ordinance directly or indirectly:**
- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
 - 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
 - 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 254.16 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 526 single-family residential dwelling units and 136 townhome residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic

growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will ensure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State or the County by virtue that the District will be one of many already existing similar districts within the State and also one of many existing similar districts in the County. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the enhanced service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, amenity operation and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in

the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the County or the State.

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

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) Clay County and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Clay County, Florida

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 254.16 +/- acre master planned residential development currently anticipated to contain a total of approximately 526 single-family residential dwelling units and 136 townhome residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 2,317 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The County is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of Clay County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

Clay County, Florida

The proposed land for the District is located within Clay County, Florida and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already

processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district. The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. A CDD is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government, including the County. By Florida law, debts of the District are strictly its own responsibility.

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

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$38,402,229. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

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

Table 1

**LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT
DISTRICT**

Proposed Facilities and Services

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Stormwater Management/ Drainage	CDD	CDD	CDD
Roadways (On-site)	CDD	CDD	CDD
Water Distribution	CDD	CCUA	CCUA
Sanitary Sewer Collection & Transmission	CDD	CCUA	CCUA
Landscape/ Hardscape	CDD	CDD	CDD
Site Amenities/ Hardscape	CDD	CDD	CDD

*CCUA = Clay County Utility Authority

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

Table 2

**LAKES AT BELLA LAGO COMMUNITY DEVELOPMENT
DISTRICT**

Estimated Costs of Construction

CATEGORY	COST
Stormwater Management/ Drainage	\$11,668,717.77
Roadways (On-site)	\$7,883,017.00
Water Distribution	\$8,588,177.35
Sanitary Sewer Collection & Transmission	\$6,778,486.46
Landscape/ Hardscape	\$890,352.55
Site Amenities/ Hardscape	\$2,593,477.88
Total	\$38,402,229.00

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide

all services needed by the development.

Other public entities, such as counties, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

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

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

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

Third, a CDD is the sole form of local governance which is specifically established to provide CDD landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

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

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Clay County has a population of 218,245 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S. It

can be reasonably expected that the establishment of community development district for the Lakes at Bella Lago development will not produce any marginal effects that would be different from those that would have occurred if the Lakes at Bella Lago development was developed without a community development district established by the County.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Lakes at Bella Lago Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Lakes at Bella Lago development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Lakes at Bella Lago development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent special district, then the residents and landowners of the Lakes at Bella Lago development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that CDD's responsibility. While it may be technically true that the debt of a County-established, dependent special district is not strictly the County's responsibility, any financial problems that a dependent special district may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low-cost financing from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the

alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Lakes at Bella Lago Community Development District.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FL. STATUTE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

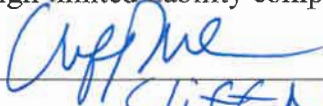
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Authorization of Agent

This letter shall serve as a designation of Jennifer Kilinski, Esq., with an address c/o KE Law Group, PLLC, 2016 Delta Boulevard, Suite 101, Tallahassee, Florida 32303, to act as agent for Mattamy Jacksonville LLC, a foreign limited liability company, with regard to any and all matters pertaining to the petition to Clay County, Florida to establish the proposed community development district pursuant to Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.


MATTAMY JACKSONVILLE LLC
a foreign limited liability company

DATE: July 21, 2022

By: 
Its: Cliff Nelson
V.P.

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of July, 2022, by Cliff Nelson, as V.P. of Mattamy Jacksonville LLC, on behalf of the company.


(Official Notary Signature & Seal)
Name: Naveed Zaerzadeh
Personally Known Yes
OR Produced Identification _____
Type of Identification _____



Naveed Zaerzadeh
Notary Public
State of Florida
Comm# HH120682
Expires 4/22/2025

10

Prepared by and return to:

Charles L. Gibbs, Esquire
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Parcel ID: A portion of 23-05-25-010101-000-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”) is made as of the 24th day of June, 2022 (the “**Effective Date**”), by **RLF WISTERIA PROPERTIES, LLC**, a Colorado limited liability company (“**Grantor**”), whose post office address is 1400 16th Street, Suite 320, Denver, Colorado 80202, to **MATTAMY JACKSONVILLE LLC**, a Delaware limited liability company (“**Grantee**”), whose post office address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

WITNESSETH: Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee all that certain land situated in Clay County, Florida as more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”).

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

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

SUBJECT TO taxes and assessments for the year 2022, and those matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the “**Permitted Exceptions**”), provided, however, this reference shall not serve to reimpose the same;

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that the Property is free of all encumbrances placed on the Property by Grantor except for the Permitted Exceptions; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor alone, but against none other, subject to the Permitted Exceptions.

[remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the Effective Date set forth above.

Signed, sealed, and delivered in the presence of:

Robin White
Print Name: Robin White

Susan Wengler
Print Name: Susan Wengler

GRANTOR:

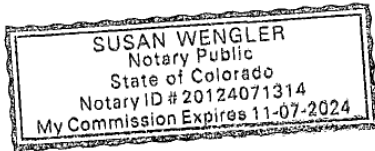
RLF WISTERIA PROPERTIES, LLC, a Colorado limited liability company

By: COASTAL TIMBER PARTNERS, LLC, a Colorado limited liability company, its Manager

By: [Signature]
Name: Aaron M. Patsch
Title: Authorized Representative

STATE OF Colorado
COUNTY OF Denver

The foregoing instrument was executed and acknowledged before me by means of physical presence or online notarization this 22 day of June, 2022, by Aaron M. Patsch, as Authorized Representative of COASTAL TIMBER PARTNERS, LLC, a Colorado limited liability company, as Manager of RLF WISTERIA PROPERTIES, LLC, a Colorado limited liability company, on behalf of the company, who is personally known to me or produced as identification.



Susan Wengler
Signature
Print Name: Susan Wengler
Notary Public, State and County aforesaid
Commission No.: 2012 4071314
My Commission Expires: 11/7/2024

Exhibit A

LEGAL DESCRIPTION OF THE PROPERTY

(See Attached)

(Lots 296 through 327)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 2384.13 FEET; THENCE NORTH 00°10'14" WEST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 982.71 FEET TO THE POINT OF BEGINNING, THENCE NORTH 69°52'59" WEST, A DISTANCE OF 153.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 22°37'02"; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 207.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°11'30" WEST, 205.90 FEET; THENCE SOUTH 87°29'59" WEST, A DISTANCE OF 338.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 15°37'41"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 32.73 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°41'11" WEST, 32.63 FEET; THENCE NORTH 76°52'21" WEST, A DISTANCE OF 659.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 35°02'23"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 73.39 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°21'09" WEST, 72.25 FEET; THENCE NORTH 41°49'58" WEST, A DISTANCE OF 353.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 43°34'57"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 228.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°02'30" WEST, 222.74 FEET; THENCE NORTH 01°44'59" EAST, A DISTANCE OF 150.80 FEET; THENCE SOUTH 88°15'01" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 01°44'59" WEST, A DISTANCE OF 150.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 43°34'58"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 136.92 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°02'30" EAST, 133.64 FEET; THENCE SOUTH 41°49'58" EAST, A DISTANCE OF 353.13 FEET; THENCE SOUTH 76°52'21" EAST, A DISTANCE OF 659.41 FEET; THENCE NORTH 87°29'59" EAST, A DISTANCE OF 338.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 645.00 FEET AND A CENTRAL ANGLE OF 22°37'02"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 254.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°11'30" EAST, 252.96 FEET; THENCE SOUTH 69°52'59" EAST, A DISTANCE OF 153.08 FEET; THENCE SOUTH 20°07'01" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

AND

(Lots 501 through 510)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO

THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE NORTH 57°32'43" EAST, FROM SAID SOUTHEAST CORNER OF THOSE LANDS, A DISTANCE OF 1644.43 FEET TO THE POINT OF BEGINNING, THENCE NORTH 87°29'59" EAST, A DISTANCE OF 120.27 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 62°04'53"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 140.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 38°50'33" EAST, 134.07 FEET; THENCE SOUTH 69°52'59" EAST, A DISTANCE OF 200.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 204.20 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 65°07'01" EAST, 183.85 FEET; THENCE NORTH 20°07'01" EAST, A DISTANCE OF 11.68 FEET; THENCE SOUTH 69°52'59" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 20°07'01" WEST, A DISTANCE OF 11.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 392.70 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 65°07'01" WEST, 353.55 FEET; THENCE NORTH 69°52'59" WEST, A DISTANCE OF 200.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 64°37'44"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 282.00 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 37°34'07" WEST, 267.28 FEET TO THE POINT OF BEGINNING.

AND

(Lots 436 through 457)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 1539.51 FEET; THENCE NORTH 00°10'14" WEST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 180.27 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 300.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 45°50'22"; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 212.01 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 67°14'00" WEST, 206.40 FEET; THENCE NORTH 44°18'49" WEST, A DISTANCE OF 615.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 53°02'54"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 407.38 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 17°47'22" WEST, 392.99 FEET; THENCE SOUTH 81°15'55" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF 53°02'54"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 296.28 FEET TO THE POINT OF

TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°47'22" EAST, 285.81 FEET; THENCE SOUTH 44°18'49" EAST, A DISTANCE OF 615.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 45°50'22"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 116.01 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°14'00" EAST, 112.94 FEET; THENCE NORTH 89°50'49" EAST, A DISTANCE OF 318.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 11°04'38"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 89.90 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°35'28" EAST, 89.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 91°53'58", AN ARC LENGTH OF 48.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°53'10" WEST, 43.12 FEET TO THE POINT OF BEGINNING.

AND

(Lots 458 through 478)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 1051.49 FEET TO THE POINT OF BEGINNING, THENCE NORTH 44°18'49" WEST, A DISTANCE OF 220.68 FEET; THENCE NORTH 85°51'10" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 04°08'50" EAST, A DISTANCE OF 1.86 FEET; THENCE NORTH 42°48'38" WEST, A DISTANCE OF 25.45 FEET; THENCE NORTH 31°04'18" WEST, A DISTANCE OF 34.41 FEET; THENCE NORTH 46°21'54" WEST, A DISTANCE OF 83.47 FEET; THENCE NORTH 41°15'24" WEST, A DISTANCE OF 56.03 FEET; THENCE NORTH 61°27'48" WEST, A DISTANCE OF 44.88 FEET; THENCE NORTH 59°20'40" WEST, A DISTANCE OF 4.82 FEET; THENCE NORTH 30°39'20" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 44°18'49" WEST, A DISTANCE OF 29.46 FEET; THENCE NORTH 61°10'19" WEST, A DISTANCE OF 172.41 FEET; THENCE NORTH 44°18'49" WEST, A DISTANCE OF 151.58 FEET; THENCE NORTH 00°29'24" WEST, A DISTANCE OF 29.44 FEET; THENCE NORTH 45°41'11" EAST, A DISTANCE OF 151.72 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 04°29'48"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 39.24 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°18'16" EAST, 39.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 63°19'55", AN ARC LENGTH OF 33.16 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°53'12" EAST, 31.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 128°08'54", AN ARC LENGTH OF 111.83 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°12'42" EAST, 89.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 64°03'20", AN ARC LENGTH OF 33.54 FEET TO THE POINT OF TANGENCY, SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°20'29" EAST, 31.82 FEET; THENCE SOUTH 44°18'49" EAST, A DISTANCE OF 478.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 45°50'22"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 260.02 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°14'00" EAST, 253.14 FEET; THENCE NORTH 89°50'49" EAST, A DISTANCE OF 300.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°09'11" EAST, 42.43 FEET; THENCE SOUTH 00°09'11" EAST, A DISTANCE OF 90.26 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF SAID SECTION 26; THENCE SOUTH 89°49'46" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 518.20 FEET TO THE POINT OF BEGINNING.

AND

(Lots 19 through 44)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING THREE(3) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; THENCE NORTH 34°08'39" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 404.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76°34'12" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 24°34'51"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 102.96 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°43'14" EAST, 102.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°00'39" EAST, A DISTANCE OF 468.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 33°45'44"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 47.14 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°53'32" EAST, 46.46 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71°46'24" EAST, A DISTANCE OF 150.23 FEET; THENCE SOUTH 85°27'09" EAST, A DISTANCE OF 511.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 96.58 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°18'15" EAST, 96.40 FEET; THENCE SOUTH 73°09'20" EAST, A DISTANCE OF 195.76

FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 11°06'51"; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 91.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°49'10" WEST, 91.03 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°28'06", AN ARC DISTANCE OF 46.32 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°36'38" WEST, 41.86 FEET; THENCE NORTH 73°09'20" WEST, A DISTANCE OF 172.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 70.83 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°18'15" WEST 70.69 FEET; THENCE NORTH 85°27'09" WEST, A DISTANCE OF 511.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 13°40'46"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 28.65 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°36'47" WEST, 28.58 FEET; THENCE NORTH 71°46'24" WEST, A DISTANCE OF 150.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 33°45'44"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 117.85 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°53'32" WEST, 116.16 FEET; THENCE NORTH 38°00'39" WEST, A DISTANCE OF 468.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 24°34'51"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 154.45 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°43'14" WEST, 153.26 FEET TO THE POINT OF BEGINNING.

AND

(Lots 65 through 82, 93 through 119)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH, THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING THREE(3) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; THENCE SOUTH 54°51'52" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 528.34 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET

AND A CENTRAL ANGLE OF 17°58'43"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 122.38 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°51'55" EAST, 121.88 FEET; THENCE SOUTH 29°04'08" WEST, A DISTANCE OF 56.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 76°08'12"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 298.99 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°59'58" EAST, 277.47 FEET; THENCE SOUTH 47°04'04" EAST, A DISTANCE OF 149.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 128°23'06"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 291.30 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°44'23" EAST, 234.07 FEET; THENCE NORTH 04°32'51" EAST, A DISTANCE OF 336.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 47.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°32'51" EAST, 42.43 FEET; THENCE SOUTH 85°27'09" EAST, A DISTANCE OF 425.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 57.95 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°18'15" EAST, 57.84 FEET; THENCE SOUTH 73°09'20" EAST, A DISTANCE OF 165.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 93°24'17"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 48.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°27'11" EAST, 43.67 FEET; THENCE SOUTH 20°14'58" WEST, A DISTANCE OF 423.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 10°41'01"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 24.24 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°54'27" WEST, 24.21 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 72°04'26", AN ARC LENGTH OF 31.45 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°36'10" WEST, 29.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 200°58'11", AN ARC LENGTH OF 175.38 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°50'42" EAST, 98.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 72°04'26", AN ARC LENGTH OF 31.45 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°17'35" EAST, 29.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 20°03'28", AN ARC LENGTH OF 45.51 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°17'06" EAST, 45.28 FEET; THENCE SOUTH 67°18'49" EAST, A DISTANCE OF 369.82 FEET; THENCE SOUTH 22°41'11" WEST, A DISTANCE OF 110.85 FEET; THENCE SOUTH 88°06'02" WEST, A DISTANCE OF 21.99 FEET; THENCE NORTH 67°18'49" WEST, A DISTANCE OF 60.00

FEET; THENCE NORTH 70°06'15" WEST, A DISTANCE OF 9.61 FEET; THENCE NORTH 70°12'12" WEST, A DISTANCE OF 67.64 FEET; THENCE NORTH 65°22'29" WEST, A DISTANCE OF 114.66 FEET; THENCE NORTH 73°38'17" WEST, A DISTANCE OF 96.23 FEET; THENCE NORTH 55°24'41" WEST, A DISTANCE OF 49.12 FEET; THENCE SOUTH 82°14'07" WEST, A DISTANCE OF 77.78 FEET; THENCE NORTH 59°40'03" WEST, A DISTANCE OF 103.33 FEET; THENCE NORTH 60°42'58" WEST, A DISTANCE OF 76.70 FEET; THENCE NORTH 49°03'55" WEST, A DISTANCE OF 45.40 FEET; THENCE NORTH 39°31'06" EAST, A DISTANCE OF 64.07 FEET; THENCE NORTH 35°26'33" EAST, A DISTANCE OF 91.91 FEET; THENCE NORTH 44°22'53" EAST A DISTANCE OF 71.86 FEET; THENCE NORTH 40°22'58" EAST, A DISTANCE OF 50.76 FEET; THENCE NORTH 22°41'59" EAST, A DISTANCE OF 70.69 FEET; THENCE NORTH 02°12'02" EAST, A DISTANCE OF 0.78 FEET; THENCE NORTH 20°14'58" EAST, A DISTANCE OF 232.44 FEET; THENCE NORTH 73°09'20" WEST, A DISTANCE OF 69.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 32.19 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°18'15" WEST, 32.13 FEET; THENCE NORTH 85°27'09" WEST, A DISTANCE OF 335.45 FEET; THENCE SOUTH 04°32'51" WEST, A DISTANCE OF 246.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 128°23'06"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 560.18 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°44'23" EAST, 450.13 FEET; THENCE NORTH 47°04'04" WEST, A DISTANCE OF 149.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 345.00 FEET AND A CENTRAL ANGLE OF 76°08'12"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 458.45 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°59'58" WEST, 425.45 FEET; THENCE NORTH 29°04'08" EAST, A DISTANCE OF 78.18 FEET TO THE POINT OF BEGINNING.

AND

(Amenity Area)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING FOUR(4) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; COURSE #4: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 1334.00 FEET; THENCE NORTH 58°46'04" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 122.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°54'24" EAST, A DISTANCE OF 476.04 FEET; THENCE SOUTH 06°57'29" EAST, A DISTANCE OF 207.35 FEET TO THE POINT OF

CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF $30^{\circ}29'00''$; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 106.41 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $22^{\circ}11'59''$ EAST, 105.16 FEET; THENCE SOUTH $54^{\circ}47'53''$ WEST, A DISTANCE OF 248.20 FEET; THENCE SOUTH $74^{\circ}30'20''$ WEST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF $29^{\circ}35'56''$; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 165.31 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $30^{\circ}17'38''$ EAST, 163.48 FEET TO THE POINT OF BEGINNING.

Exhibit B

Permitted Exceptions

1. Laws, ordinances and governmental regulations (including but not limited to building, zoning, land use and any subdivision ordinances and regulations) affecting the Property.
2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
3. Assignment and Conveyance of Easements and Conveyance of Facilities recorded in Official Records Book 756, Page 400 and Subordination of Utility Interests recorded in Official Records Book 4051, Page 2138.
4. Easement Agreement as recorded in Official Records Book 3694, Page 40.
5. Developer Agreement recorded in Official Records Book 3802, Page 1296.
6. Fair Share Agreement recorded in Official Records Book 3949, Page 1554 and Subordination Agreement recorded in Official Records Book 4074, Page 155.
7. Perpetual Easements as set forth in Order of Taking recorded in Official Records Book 4074, Page 2039.
8. Grant of Easement recorded in Official Records Book 4314, Page 599.
9. Matters which would be disclosed by an accurate survey or inspection of the Property.

All references to Official Records Book and Page shall refer to the Official Records of Clay County, Florida.

Prepared by and return to:

Charles L. Gibbs, Esquire
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Parcel ID: A portion of 23-05-25-010101-000-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”) is made as of the 24th day of June, 2022 (the “**Effective Date**”), by **RLF WISTERIA PROPERTIES, LLC**, a Colorado limited liability company (“**Grantor**”), whose post office address is 1400 16th Street, Suite 320, Denver, Colorado 80202, to **MERITAGE HOMES OF FLORIDA, INC.**, a Florida corporation (“**Grantee**”), whose post office address is 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona 85260.

WITNESSETH: Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee all that certain land situated in Clay County, Florida as more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”).

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

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

SUBJECT TO taxes and assessments for the year 2022, and those matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the “**Permitted Exceptions**”), provided, however, this reference shall not serve to reimpose the same;

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that the Property is free of all encumbrances placed on the Property by Grantor except for the Permitted Exceptions; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor alone, but against none other, subject to the Permitted Exceptions.

[remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of the Effective Date set forth above.

Signed, sealed, and delivered in the presence of:

GRANTOR:

Robin White

RLF WISTERIA PROPERTIES, LLC, a Colorado limited liability company

Print Name: Robin White

By: COASTAL TIMBER PARTNERS, LLC, a Colorado limited liability company, its Manager

Susan Wengler

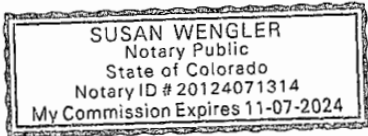
Print Name: Susan Wengler

By: [Signature]
Name: Aaron M. Patsch
Title: Authorized Representative

STATE OF Colorado

COUNTY OF Denver

The foregoing instrument was executed and acknowledged before me by means of physical presence or online notarization this 22 day of June, 2022, by Aaron M. Patsch, as Authorized Representative of COASTAL TIMBER PARTNERS, LLC, a Colorado limited liability company, as Manager of RLF WISTERIA PROPERTIES, LLC, a Colorado limited liability company, on behalf of the company, who is personally known to me or produced as identification.



Susan Wengler
Signature
Print Name: Susan Wengler
Notary Public, State and County aforesaid
Commission No.: 20124071314
My Commission Expires: 11/7/2024

Exhibit A

LEGAL DESCRIPTION OF THE PROPERTY

(See Attached)

EXHIBIT "A":

A PARCEL OF LAND CONSISTING OF A PORTION OF SECTION OF 23 AND A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ON THE WEST LINE THEREOF, NORTH 01 DEGREE 59 MINUTES 29 SECONDS EAST, 5468.13 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26 (ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 23); THENCE ON THE WEST LINE OF SAID SECTION 23, NORTH 01 DEGREE 46 MINUTES 34 SECONDS EAST 1648.49 FEET TO THE SOUTH LINE OF COUNTY ROAD NO. 739-B; THENCE ON SAID SOUTH LINE, SOUTH 89 DEGREES 25 MINUTES 37 SECONDS EAST, 1187.50 FEET; THENCE CONTINUE EASTERLY ALONG SAID SOUTH LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1472.39 FEET, AN ARC DISTANCE OF 586.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES 10 MINUTES 08 SECONDS EAST, 582.27 FEET; THENCE SOUTH 17 DEGREES 51 MINUTES 05 SECONDS EAST, 2101.99 FEET; THENCE SOUTH 51 DEGREES 19 MINUTES 48 SECONDS EAST, 1768.31 FEET; THENCE SOUTH 39 DEGREES 00 MINUTES 31 SECONDS WEST, 943.41 FEET; THENCE SOUTH 04 DEGREES 30 MINUTES 42 SECONDS WEST, 719.64 FEET; THENCE SOUTH 20 DEGREES 30 MINUTES 36 SECONDS WEST, 803.35 FEET; THENCE SOUTH 14 DEGREES 47 MINUTES 57 SECONDS EAST, 603.80 FEET; THENCE SOUTH 11 DEGREES 22 MINUTES 59 SECONDS WEST, 1335.28 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE ON THE SOUTH LINE, SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 2984.23 FEET TO THE POINT OF BEGINNING.

EXCEPTING ANY PORTION THEREOF LYING WITHIN ANY ROAD OR RIGHT OF WAY EITHER PRIVATE OR PUBLIC.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

EXCEPTION PARCEL A:

A PORTION OF SECTION 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ON THE WEST LINE THEREOF, NORTH 01 DEGREE 59 MINUTES 29 SECONDS EAST, 5468.13 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26; THENCE ON THE WEST LINE OF SECTION 23, SAID TOWNSHIP 5 SOUTH, RANGE 25 EAST, NORTH 01 DEGREE 46 MINUTES 34 SECONDS EAST, 1648.49 FEET TO THE SOUTH LINE OF COUNTY ROAD NO. 739-B; THENCE ON SAID SOUTH LINE, SOUTH 89 DEGREES 25 MINUTES 37 SECONDS EAST, 1187.5 FEET; THENCE CONTINUE ON SAID SOUTH LINE, AND ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1472.39 FEET, AN ARC DISTANCE OF 556.06 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES 45 MINUTES 14 SECONDS EAST, 552.77 FEET; THENCE SOUTH 17 DEGREES 51 MINUTES 05 SECONDS EAST, 2109.02 FEET; THENCE SOUTH 51 DEGREES 19 MINUTES 48 SECONDS EAST, 1777.15 FEET; THENCE NORTH 39 DEGREES 00 MINUTES 31 SECONDS EAST, 30 FEET; THENCE NORTH 51 DEGREES 19 MINUTES 48 SECONDS WEST, 1768.31 FEET; THENCE NORTH 17 DEGREES 51 MINUTES 05 SECONDS WEST, 2101.99 FEET TO THE SOUTHERLY LINE OF SAID COUNTY ROAD NO. 739-B; THENCE WESTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1472.39 FEET, AN ARC DISTANCE OF 30.07 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 20 MINUTES 58 SECONDS WEST, 30.07 FEET.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

EXCEPTION PARCEL B:

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ON THE WEST LINE THEREOF, NORTH 01 DEGREE 59 MINUTES 29 SECONDS EAST, 5468.13 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26; THENCE ON THE WEST LINE OF SECTION 23, SAID TOWNSHIP 5 SOUTH, RANGE 25 EAST, NORTH 01 DEGREE 46 MINUTES 34 SECONDS EAST, 1648.49 FEET TO THE SOUTH LINE OF COUNTY ROAD NO. 739-B; THENCE ON SAID SOUTH LINE, SOUTH 89 DEGREES 25 MINUTES 37 SECONDS EAST, 1187.5 FEET; THENCE CONTINUE ON SAID SOUTH LINE, AND ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1472.39 FEET, AN ARC DISTANCE OF 556.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES 45 MINUTES 14 SECONDS EAST, 552.77 FEET; THENCE SOUTH 17 DEGREES 51 MINUTES 05 SECONDS EAST, 2109.02 FEET; THENCE SOUTH 51 DEGREES 19 MINUTES 48 SECONDS EAST, 1777.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 39 DEGREES 00 MINUTES 11 SECONDS WEST, 913.24 FEET; THENCE NORTH 37 DEGREES 26 MINUTES 06 SECONDS EAST, 913.44 FEET; THENCE SOUTH 51 DEGREES 19 MINUTES 48 SECONDS EAST, 25.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

EXCEPTION PARCEL C:

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE ON THE WEST LINE THEREOF, NORTH 01 DEGREE 59 MINUTES 29 SECONDS EAST, 5468.13 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26; THENCE ON THE WEST LINE OF SECTION 23, SAID TOWNSHIP 5 SOUTH, RANGE 25 EAST, NORTH 01 DEGREE 46 MINUTES 34 SECONDS EAST, 1648.49 FEET TO THE SOUTH LINE OF COUNTY ROAD NO. 739-B; THENCE ON SAID SOUTH LINE, SOUTH 89 DEGREES 25 MINUTES 37 SECONDS EAST, 1187.5 FEET; THENCE CONTINUE ON SAID SOUTH LINE, AND ALONG THE ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1472.39 FEET, AN ARC DISTANCE OF 556.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES 45 MINUTES 14 SECONDS EAST, 552.77 FEET; THENCE SOUTH 17 DEGREES 51 MINUTES 05 SECONDS EAST, 2109.02 FEET; THENCE SOUTH 51 DEGREES 19 MINUTES 48 SECONDS EAST, 1777.15 FEET; THENCE SOUTH 39 DEGREES 00 MINUTES 11 SECONDS WEST, 913.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 30 MINUTES 22 SECONDS WEST, 719.64 FEET; THENCE SOUTH 20 DEGREES 30 MINUTES 16 SECONDS WEST, 803.35 FEET; THENCE NORTH 17 DEGREES 38 MINUTES 14 SECONDS EAST, 799.08 FEET; THENCE NORTH 07 DEGREES 42 MINUTES 15 SECONDS EAST, 714.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

EXCEPTION PARCEL D:

THOSE PORTIONS OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, BEING DESCRIBED AS PARCEL 180 - PART "A" AND PART "B" IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4074, PAGE 2039, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

EXCEPTION COMMERCIAL PARCEL:

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°50'00" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 428.36 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 180, PART "A" AND RECORDED IN OFFICIAL RECORDS BOOK 4074, PAGE 2039, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 14,552.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'50", AN ARC DISTANCE OF 752.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°11'14" EAST, 752.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°40'09" EAST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 4258.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°40'09" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1667.42 FEET; THENCE NORTH 02°25'09" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 431.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 739-B (AN 80 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71523-2601); THENCE SOUTH 89°25'37" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 806.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.39 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'19", AN ARC DISTANCE OF 556.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 79°45'14" EAST, 552.77 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15, OF SAID PUBLIC RECORDS; THENCE SOUTH 17°51'05" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1067.34 FEET; THENCE NORTH 89°25'37" WEST, A DISTANCE OF 791.49 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 576.25 FEET; THENCE NORTH 54°41'51" WEST, A DISTANCE OF 82.43 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 595.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°23'03", AN ARC DISTANCE OF 295.79 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19°36'38" WEST, 292.10 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°15'01" WEST, A DISTANCE OF 111.20 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

EXCEPTION POND PARCEL:

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°50'00" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 428.36 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 180, PART "A" AND RECORDED IN OFFICIAL RECORDS BOOK 4074, PAGE 2039, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 14,552.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY LINE, THE FOLLOWING THREE COURSES AND DISTANCES: COURSE 1: ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'50", AN ARC DISTANCE OF 752.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°11'14" EAST, 752.66 FEET TO THE POINT OF TANGENCY; COURSE 2: NORTH 01°40'09" EAST, A DISTANCE OF 5926.19 FEET; COURSE 3: NORTH 02°25'09" EAST, A DISTANCE OF 431.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 739-B (AN 80 FOOT RIGHT OF WAY PER FLORIDA

DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71523-2601); THENCE SOUTH 89°25'37" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 806.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.39 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'19", AN ARC DISTANCE OF 556.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 79°45'14" EAST, 552.77 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15, OF SAID PUBLIC RECORDS; THENCE SOUTH 17°51'05" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1067.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY, SOUTHEASTERLY AND SOUTHWESTERLY, ALONG SAID EASTERLY LINE, THE FOLLOWING THREE COURSES AND DISTANCES: COURSE 1: SOUTH 17°51'05" EAST, A DISTANCE OF 1041.68 FEET, COURSE 2: SOUTH 51°19'48" EAST, A DISTANCE OF 1752.07 FEET; COURSE 3: SOUTH 37°26'20" WEST, A DISTANCE OF 736.83 FEET; THENCE NORTH 51°19'48" WEST, A DISTANCE OF 460.16 FEET; THENCE SOUTH 68°42'10" WEST, A DISTANCE OF 135.07 FEET; THENCE NORTH 70°19'45" WEST, A DISTANCE OF 460.63 FEET; THENCE NORTH 29°51'13" WEST, A DISTANCE OF 226.28 FEET; THENCE NORTH 89°25'37" WEST, A DISTANCE OF 675.46 FEET; THENCE NORTH 43°52'07" WEST, A DISTANCE OF 302.69 FEET; THENCE NORTH 14°16'20" WEST, A DISTANCE OF 669.04 FEET; THENCE NORTH 30°28'14" WEST, A DISTANCE OF 437.65 FEET; THENCE NORTH 09°16'49" WEST, A DISTANCE OF 373.50 FEET; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 576.25 FEET; THENCE SOUTH 89°25'37" EAST, A DISTANCE OF 791.49 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY LYING WEST OF FIRST COAST EXPRESSWAY:

ALL LANDS LYING WEST OF THE FIRST COAST EXPRESSWAY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

(Lots 296 through 327)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 2384.13 FEET; THENCE NORTH 00°10'14" WEST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 982.71 FEET TO THE POINT OF BEGINNING, THENCE NORTH 69°52'59" WEST, A DISTANCE OF 153.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 22°37'02"; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 207.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°11'30" WEST, 205.90 FEET; THENCE SOUTH 87°29'59" WEST, A DISTANCE OF 338.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 15°37'41"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 32.73 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°41'11" WEST, 32.63 FEET; THENCE NORTH 76°52'21" WEST, A DISTANCE OF 659.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 35°02'23"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 73.39 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°21'09" WEST, 72.25 FEET; THENCE NORTH 41°49'58" WEST, A DISTANCE OF 353.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 43°34'57"; THENCE

NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 228.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°02'30" WEST, 222.74 FEET; THENCE NORTH 01°44'59" EAST, A DISTANCE OF 150.80 FEET; THENCE SOUTH 88°15'01" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 01°44'59" WEST, A DISTANCE OF 150.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 43°34'58"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 136.92 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°02'30" EAST, 133.64 FEET; THENCE SOUTH 41°49'58" EAST, A DISTANCE OF 353.13 FEET; THENCE SOUTH 76°52'21" EAST, A DISTANCE OF 659.41 FEET; THENCE NORTH 87°29'59" EAST, A DISTANCE OF 338.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 645.00 FEET AND A CENTRAL ANGLE OF 22°37'02"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 254.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°11'30" EAST, 252.96 FEET; THENCE SOUTH 69°52'59" EAST, A DISTANCE OF 153.08 FEET; THENCE SOUTH 20°07'01" WEST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

AND

(Lots 501 through 510)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE NORTH 57°32'43" EAST, FROM SAID SOUTHEAST CORNER OF THOSE LANDS, A DISTANCE OF 1644.43 FEET TO THE POINT OF BEGINNING, THENCE NORTH 87°29'59" EAST, A DISTANCE OF 120.27 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 62°04'53"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 140.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°50'33" EAST, 134.07 FEET; THENCE SOUTH 69°52'59" EAST, A DISTANCE OF 200.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 204.20 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°07'01" EAST, 183.85 FEET; THENCE NORTH 20°07'01" EAST, A DISTANCE OF 11.68 FEET; THENCE SOUTH 69°52'59" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 20°07'01" WEST, A DISTANCE OF 11.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 392.70 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°07'01" WEST, 353.55 FEET; THENCE NORTH 69°52'59" WEST, A DISTANCE OF 200.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 64°37'44"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 282.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°34'07" WEST, 267.28 FEET TO THE POINT OF BEGINNING.

AND

(Lots 436 through 457)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 1539.51 FEET; THENCE NORTH 00°10'14" WEST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 180.27 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 300.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 45°50'22"; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 212.01 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 67°14'00" WEST, 206.40 FEET; THENCE NORTH 44°18'49" WEST, A DISTANCE OF 615.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 53°02'54"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 407.38 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 17°47'22" WEST, 392.99 FEET; THENCE SOUTH 81°15'55" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF 53°02'54"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 296.28 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 17°47'22" EAST, 285.81 FEET; THENCE SOUTH 44°18'49" EAST, A DISTANCE OF 615.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 45°50'22"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 116.01 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 67°14'00" EAST, 112.94 FEET; THENCE NORTH 89°50'49" EAST, A DISTANCE OF 318.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 11°04'38"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 89.90 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 07°35'28" EAST, 89.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 91°53'58", AN ARC LENGTH OF 48.12 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 43°53'10" WEST, 43.12 FEET TO THE POINT OF BEGINNING.

AND

(Lots 458 through 478)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 1051.49 FEET TO THE POINT OF BEGINNING, THENCE NORTH 44°18'49" WEST, A DISTANCE OF 220.68 FEET; THENCE NORTH 85°51'10" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 04°08'50" EAST, A DISTANCE OF 1.86 FEET; THENCE NORTH 42°48'38" WEST, A DISTANCE OF 25.45 FEET; THENCE NORTH 31°04'18" WEST, A DISTANCE OF 34.41 FEET; THENCE NORTH 46°21'54" WEST, A DISTANCE OF 83.47 FEET; THENCE NORTH 41°15'24" WEST, A DISTANCE OF 56.03 FEET; THENCE NORTH 61°27'48" WEST, A DISTANCE OF 44.88 FEET; THENCE NORTH 59°20'40" WEST, A DISTANCE OF 4.82 FEET; THENCE NORTH 30°39'20" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 44°18'49" WEST, A DISTANCE OF 29.46 FEET; THENCE NORTH 61°10'19" WEST, A DISTANCE OF 172.41 FEET; THENCE NORTH 44°18'49" WEST, A DISTANCE OF 151.58 FEET; THENCE NORTH 00°29'24" WEST, A DISTANCE OF 29.44 FEET; THENCE NORTH 45°41'11" EAST, A DISTANCE OF 151.72 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 04°29'48"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 39.24 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 41°18'16" EAST, 39.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 63°19'55", AN ARC LENGTH OF 33.16 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDE BY A CHORD

BEARING AND DISTANCE OF SOUTH 11°53'12" EAST, 31.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 128°08'54", AN ARC LENGTH OF 111.83 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°12'42" EAST, 89.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 64°03'20", AN ARC LENGTH OF 33.54 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°20'29" EAST, 31.82 FEET; THENCE SOUTH 44°18'49" EAST, A DISTANCE OF 478.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 45°50'22"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 260.02 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°14'00" EAST, 253.14 FEET; THENCE NORTH 89°50'49" EAST, A DISTANCE OF 300.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°09'11" EAST, 42.43 FEET; THENCE SOUTH 00°09'11" EAST, A DISTANCE OF 90.26 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF SAID SECTION 26; THENCE SOUTH 89°49'46" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 518.20 FEET TO THE POINT OF BEGINNING.

AND

(Lots 19 through 44)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING THREE(3) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; THENCE NORTH 34°08'39" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 404.37 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76°34'12" EAST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 24°34'51"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 102.96 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°43'14" EAST, 102.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38°00'39" EAST, A DISTANCE OF 468.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 33°45'44"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 47.14 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°53'32" EAST, 46.46 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71°46'24" EAST, A DISTANCE OF 150.23 FEET; THENCE SOUTH 85°27'09" EAST, A DISTANCE OF 511.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 96.58 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°18'15" EAST, 96.40 FEET; THENCE SOUTH 73°09'20" EAST, A DISTANCE OF 195.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 11°06'51"; THENCE SOUTHWESTERLY

ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 91.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°49'10" WEST, 91.03 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°28'06", AN ARC DISTANCE OF 46.32 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°36'38" WEST, 41.86 FEET; THENCE NORTH 73°09'20" WEST, A DISTANCE OF 172.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 70.83 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°18'15" WEST 70.69 FEET; THENCE NORTH 85°27'09" WEST, A DISTANCE OF 511.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 13°40'46"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 28.65 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°36'47" WEST, 28.58 FEET; THENCE NORTH 71°46'24" WEST, A DISTANCE OF 150.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 33°45'44"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 117.85 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°53'32" WEST, 116.16 FEET; THENCE NORTH 38°00'39" WEST, A DISTANCE OF 468.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 24°34'51"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 154.45 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°43'14" WEST, 153.26 FEET TO THE POINT OF BEGINNING.

AND

(Lots 65 through 82, 93 through 119)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH, THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING THREE(3) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; THENCE SOUTH 54°51'52" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 528.34 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET AND A CENTRAL ANGLE OF 17°58'43"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 122.38 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°51'55" EAST, 121.88 FEET; THENCE SOUTH 29°04'08" WEST, A DISTANCE OF 56.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 76°08'12"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 298.99 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°59'58" EAST, 277.47 FEET; THENCE SOUTH 47°04'04" EAST, A DISTANCE OF 149.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 128°23'06"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A

DISTANCE OF 291.30 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°44'23" EAST, 234.07 FEET; THENCE NORTH 04°32'51" EAST, A DISTANCE OF 336.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 47.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°32'51" EAST, 42.43 FEET; THENCE SOUTH 85°27'09" EAST, A DISTANCE OF 425.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 57.95 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°18'15" EAST, 57.84 FEET; THENCE SOUTH 73°09'20" EAST, A DISTANCE OF 165.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 93°24'17"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 48.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°27'11" EAST, 43.67 FEET; THENCE SOUTH 20°14'58" WEST, A DISTANCE OF 423.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 10°41'01"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 24.24 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°54'27" WEST, 24.21 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 72°04'26", AN ARC LENGTH OF 31.45 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°36'10" WEST, 29.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 200°58'11", AN ARC LENGTH OF 175.38 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°50'42" EAST, 98.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 72°04'26", AN ARC LENGTH OF 31.45 FEET TO A POINT OF REVERSE CURVATURE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°17'35" EAST, 29.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 20°03'28", AN ARC LENGTH OF 45.51 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°17'06" EAST, 45.28 FEET; THENCE SOUTH 67°18'49" EAST, A DISTANCE OF 369.82 FEET; THENCE SOUTH 22°41'11" WEST, A DISTANCE OF 110.85 FEET; THENCE SOUTH 88°06'02" WEST, A DISTANCE OF 21.99 FEET; THENCE NORTH 67°18'49" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 70°06'15" WEST, A DISTANCE OF 9.61 FEET; THENCE NORTH 70°12'12" WEST, A DISTANCE OF 67.64 FEET; THENCE NORTH 65°22'29" WEST, A DISTANCE OF 114.66 FEET; THENCE NORTH 73°38'17" WEST, A DISTANCE OF 96.23 FEET; THENCE NORTH 55°24'41" WEST, A DISTANCE OF 49.12 FEET; THENCE SOUTH 82°14'07" WEST, A DISTANCE OF 77.78 FEET; THENCE NORTH 59°40'03" WEST, A DISTANCE OF 103.33 FEET; THENCE NORTH 60°42'58" WEST, A DISTANCE OF 76.70 FEET; THENCE NORTH 49°03'55" WEST, A DISTANCE OF 45.40 FEET; THENCE NORTH 39°31'06" EAST, A DISTANCE OF 64.07 FEET; THENCE NORTH 35°26'33" EAST, A DISTANCE OF 91.91 FEET; THENCE NORTH 44°22'53" EAST A DISTANCE OF 71.86 FEET; THENCE NORTH 40°22'58" EAST, A DISTANCE OF 50.76 FEET; THENCE NORTH 22°41'59" EAST, A DISTANCE OF 70.69 FEET; THENCE NORTH 02°12'02" EAST, A DISTANCE OF 0.78 FEET; THENCE NORTH 20°14'58" EAST, A DISTANCE OF 232.44 FEET; THENCE NORTH 73°09'20" WEST, A DISTANCE OF 69.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 12°17'50"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 32.19 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°18'15" WEST, 32.13 FEET; THENCE NORTH 85°27'09" WEST, A DISTANCE OF 335.45 FEET; THENCE SOUTH 04°32'51" WEST, A DISTANCE OF 246.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 128°23'06"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 560.18 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°44'23" EAST, 450.13 FEET; THENCE NORTH 47°04'04" WEST, A DISTANCE OF 149.68 FEET TO THE

POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 345.00 FEET AND A CENTRAL ANGLE OF 76°08'12"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 458.45 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°59'58" WEST, 425.45 FEET; THENCE NORTH 29°04'08" EAST, A DISTANCE OF 78.18 FEET TO THE POINT OF BEGINNING.

AND

(Amenity Area)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING FOUR(4) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; COURSE #4: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 1334.00 FEET; THENCE NORTH 58°46'04" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 122.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°54'24" EAST, A DISTANCE OF 476.04 FEET; THENCE SOUTH 06°57'29" EAST, A DISTANCE OF 207.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 30°29'00"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 106.41 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°11'59" EAST, 105.16 FEET; THENCE SOUTH 54°47'53" WEST, A DISTANCE OF 248.20 FEET; THENCE SOUTH 74°30'20" WEST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 320.00 FEET AND A CENTRAL ANGLE OF 29°35'56"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 165.31 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°17'38" EAST, 163.48 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

WETLANDS STRIP:

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA AND ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST AND THENCE RUN NORTH 01°45'21" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 23, A DISTANCE OF 1649.45 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 739-B (ALSO KNOWN AS SANDRIDGE ROAD, AN 80' RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71523-2601); THENCE NORTH 89°34'28" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.17 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 89°25'32" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 379.48 TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-

WAY LINE OF STATE ROAD No. 23 (A VARIABLE WIDTH RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71493); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 02°30'54" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23, A DISTANCE OF 433.23 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 01°45'54" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1665.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 88°15'01" EAST, A DISTANCE OF 119.06 TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 31°21'16", AN ARC DISTANCE OF 295.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°37'31" EAST, 291.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 593.62 FEET; THENCE SOUTH 54°41'51" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 09°17'09" EAST, A DISTANCE OF 373.73 FEET; THENCE SOUTH 30°29'28" EAST, A DISTANCE OF 437.65 FEET; THENCE SOUTH 14°17'34" EAST, A DISTANCE OF 669.04 FEET; THENCE SOUTH 43°53'21" EAST, A DISTANCE OF 302.69 FEET; THENCE SOUTH 89°26'51" EAST, A DISTANCE OF 675.46 FEET; THENCE SOUTH 29°52'27" EAST, A DISTANCE OF 226.28 FEET; THENCE SOUTH 70°20'59" EAST, A DISTANCE OF 460.63 FEET; THENCE NORTH 68°40'56" EAST, A DISTANCE OF 135.07 FEET; THENCE SOUTH 51°21'02" EAST, A DISTANCE OF 399.09 FEET; THENCE SOUTH 37°24'52" WEST, A DISTANCE OF 71.80 FEET; THENCE NORTH 77°46'48" WEST, A DISTANCE OF 1699.37 FEET; THENCE NORTH 34°12'50" WEST, A DISTANCE OF 721.03 FEET; THENCE NORTH 54°47'53" EAST, A DISTANCE OF 106.49 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 30°16'47", AN ARC DISTANCE OF 116.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°05'52" WEST, 114.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 13°26'36" WEST, A DISTANCE OF 177.07 FEET; THENCE SOUTH 44°54'24" WEST, A DISTANCE OF 143.87 FEET; THENCE NORTH 39°25'20" WEST, A DISTANCE OF 710.23 FEET; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 593.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Any property north of the southern boundary lines of the following lands:

(Commercial Parcel)

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°50'00" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 428.36 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL 180, PART "A" AND RECORDED IN OFFICIAL RECORDS BOOK 4074, PAGE 2039, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA AND A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 14,552.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°57'50", AN ARC DISTANCE OF 752.74 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°11'14" EAST, 752.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°40'09" EAST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 4258.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°40'09" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1667.42 FEET; THENCE NORTH 02°25'09" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 431.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 739-B (AN 80 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71523-2601); THENCE SOUTH 89°25'37" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 806.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.39 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE,

THROUGH A CENTRAL ANGLE OF 21°38'19", AN ARC DISTANCE OF 556.07 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 79°45'14" EAST, 552.77 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15, OF SAID PUBLIC RECORDS; THENCE SOUTH 17°51'05" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1067.34 FEET; THENCE NORTH 89°25'37" WEST, A DISTANCE OF 791.49 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 576.25 FEET; THENCE NORTH 54°41'51" WEST, A DISTANCE OF 82.43 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 595.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°23'03", AN ARC DISTANCE OF 295.79 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19°36'38" WEST, 292.10 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°15'01" WEST, A DISTANCE OF 111.20 FEET TO THE POINT OF BEGINNING.

AND

(Wetlands Strip):

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA AND ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST AND THENCE RUN NORTH 01°45'21" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 23, A DISTANCE OF 1649.45 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 739-B (ALSO KNOWN AS SANDRIDGE ROAD, AN 80' RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71523-2601); THENCE NORTH 89°34'28" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.17 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 89°25'32" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 379.48 TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23 (A VARIABLE WIDTH RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71493); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 02°30'54" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23, A DISTANCE OF 433.23 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 01°45'54" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1665.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 88°15'01" EAST, A DISTANCE OF 119.06 TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 31°21'16", AN ARC DISTANCE OF 295.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°37'31" EAST, 291.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 593.62 FEET; THENCE SOUTH 54°41'51" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 09°17'09" EAST, A DISTANCE OF 373.73 FEET; THENCE SOUTH 30°29'28" EAST, A DISTANCE OF 437.65 FEET; THENCE SOUTH 14°17'34" EAST, A DISTANCE OF 669.04 FEET; THENCE SOUTH 43°53'21" EAST, A DISTANCE OF 302.69 FEET; THENCE SOUTH 89°26'51" EAST, A DISTANCE OF 675.46 FEET; THENCE SOUTH 29°52'27" EAST, A DISTANCE OF 226.28 FEET; THENCE SOUTH 70°20'59" EAST, A DISTANCE OF 460.63 FEET; THENCE NORTH 68°40'56" EAST, A DISTANCE OF 135.07 FEET; THENCE SOUTH 51°21'02" EAST, A DISTANCE OF 399.09 FEET; THENCE SOUTH 37°24'52" WEST; A DISTANCE OF 71.80 FEET; THENCE NORTH 77°46'48" WEST, A DISTANCE OF 1699.37 FEET; THENCE NORTH 34°12'50" WEST, A DISTANCE OF 721.03 FEET; THENCE NORTH 54°47'53" EAST, A DISTANCE OF 106.49 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 30°16'47", AN ARC DISTANCE OF 116.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°05'52" WEST, 114.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 13°26'36" WEST, A DISTANCE OF 177.07 FEET; THENCE SOUTH 44°54'24" WEST, A DISTANCE OF 143.87 FEET; THENCE NORTH 39°25'20" WEST, A DISTANCE OF

710.23 FEET; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 593.62 FEET TO THE POINT OF BEGINNING.

AND

(Road F – Pit Portion)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA AND ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4523, PAGE 322 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST AND THENCE RUN NORTH 01°45'21" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 23, A DISTANCE OF 1649.45 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 739-B (ALSO KNOWN AS SANDRIDGE ROAD, AN 80' RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71523-2601); THENCE NORTH 89°34'28" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.17 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 89°25'32" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 379.48 TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23 (A VARIABLE WIDTH RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71493); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 02°30'54" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23, A DISTANCE OF 433.23 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 01°45'54" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1665.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 88°15'01" EAST, A DISTANCE OF 119.06 TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 31°21'16", AN ARC DISTANCE OF 295.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°37'31" EAST, 291.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 593.62 FEET; THENCE SOUTH 54°41'51" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 593.62 FEET; THENCE SOUTH 39°25'20" EAST, A DISTANCE OF 710.23 FEET; THENCE NORTH 44°54'24" EAST, A DISTANCE OF 143.87 FEET; THENCE SOUTH 13°26'36" EAST, A DISTANCE OF 177.07 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN SOUTHERLY AROUND THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 30°16'47", AN ARC DISTANCE OF 116.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°05'52" EAST, 114.92 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 54°47'53" WEST, A DISTANCE OF 106.49 FEET; THENCE SOUTH 34°12'50" EAST, A DISTANCE OF 721.03 FEET; THENCE SOUTH 77°46'48" EAST, A DISTANCE OF 1699.37 FEET; THENCE NORTH 37°24'52" EAST, A DISTANCE OF 71.80 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF AFORESAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 4523, PAGE 322 OF AFORESAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 37°24'52" EAST, A DISTANCE OF 735.44 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15 OF AFORESAID PUBLIC RECORDS; THENCE SOUTH 51°21'02" EAST, ALONG LAST SAID LINE, A DISTANCE OF 60.01 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 37°24'52" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15, A DISTANCE OF 735.44 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 4523, PAGE 322; THENCE NORTH 51°21'02" WEST, ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING.

Exhibit B

Permitted Exceptions

1. Laws, ordinances and governmental regulations (including but not limited to building, zoning, land use and any subdivision ordinances and regulations) affecting the Property.
2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
3. Assignment and Conveyance of Easements and Conveyance of Facilities recorded in Official Records Book 756, Page 400 and Subordination of Utility Interests recorded in Official Records Book 4051, Page 2138.
4. Easement Agreement as recorded in Official Records Book 3694, Page 40.
5. Developer Agreement recorded in Official Records Book 3802, Page 1296.
6. Subordination of Utility Interests recorded in Official Records Book 3834, Page 1232.
7. Fair Share Agreement recorded in Official Records Book 3949, Page 1554 and Subordination Agreement recorded in Official Records Book 4074, Page 155.
8. Perpetual Easements as set forth in Order of Taking recorded in Official Records Book 4074, Page 2039.
9. Grant of Easement recorded in Official Records Book 4314, Page 599.
10. Matters which would be disclosed by an accurate survey or inspection of the Property.

All references to Official Records Book and Page shall refer to the Official Records of Clay County, Florida.

Prepared by & return to:
Andrew M. Sodl, Esquire
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, Florida 32202

A portion of Parcel Tax ID No. 23-05-25-010101-015-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”), is made, entered into, and effective as of the 23rd day of June, 2022 (the “**Effective Date**”), by **HOLSTEIN COMMERCIAL, LLC**, a Florida limited liability company (“**Grantor**”), whose address for notice purposes is 8825 Perimeter Park Boulevard, Suite 104, Jacksonville, Florida 32216, in favor of **MATTAMY JACKSONVILLE LLC**, a Delaware limited liability company (“**Grantee**”), whose address for notice purposes is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

WITNESSETH:

THAT, Grantor for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns, to have and to hold, that certain real property, situated lying and being in Clay County, Florida, as more particularly described on **Exhibit A** attached hereto (the “**Land**”);

TOGETHER WITH all structures, buildings, improvements, machinery, fixtures, and equipment affixed or attached to the Land, including: (i) all easements, privileges, and rights belonging or in any way appurtenant to the Land, (ii) any land lying in the bed of any street, road, alley or right-of-way, open or closed, adjacent to or abutting the Land, and (iii) any and all air rights, subsurface rights, development rights, and water rights permitting to the Land, and all licenses, tenements, and hereditaments thereunto belonging or in anywise appertaining (collectively, the “**Property**”);

TO HAVE AND TO HOLD the same in fee simple forever;

SUBJECT TO, taxes and assessments for the year 2022 and subsequent years, and all easements, zoning restrictions, rights of way, reservations of record, covenants, restrictions and any other matters of record, none of which are reimposed by this reference (the “**Permitted Exceptions**”);

AND Grantor does hereby covenant with and warrant to Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor specially warrants the title to the Property and will defend the same, subject to the Permitted Exceptions, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

{Signature page follows}

Exhibit A
The Land
(See Attached)

Parcel 1 (Lift Station):

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING SEVEN(7) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; COURSE #4: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 1334.00 FEET; COURSE #5: THENCE NORTH 88°14'06" WEST, A DISTANCE OF 448.00 FEET; COURSE #6: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2238.01 FEET; COURSE #7: THENCE NORTH 02°30'54" EAST, A DISTANCE OF 433.23 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 739-B (AN 80 FOOT RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71523-2601); THENCE SOUTH 89°25'32" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 639.48 FEET; THENCE SOUTH 00°34'23" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 330.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 19°18'06"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 148.23 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°04'40" EAST, 147.53 FEET; THENCE SOUTH 18°43'43" EAST, A DISTANCE OF 183.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18°43'43" EAST, A DISTANCE OF 63.14 FEET; THENCE NORTH 89°25'34" WEST, A DISTANCE OF 91.91 FEET; THENCE NORTH 00°34'26" EAST, A DISTANCE OF 61.39 FEET; THENCE SOUTH 87°58'40" EAST, A DISTANCE OF 71.06 FEET TO THE POINT OF BEGINNING.

Parcel 2 (Sign Walls):

SIGN WALL NO. 1:

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING SEVEN(7) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID

CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; COURSE #4: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 1334.00 FEET; COURSE #5: THENCE NORTH 88°14'06" WEST, A DISTANCE OF 448.00 FEET; COURSE #6: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2238.01 FEET; COURSE #7: THENCE NORTH 02°30'54" EAST, A DISTANCE OF 433.23 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 739-B (AN 80 FOOT RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71523-2601); THENCE SOUTH 89°25'32" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 589.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'32" EAST, CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°34'23" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE NORTH 44°25'35" WEST, A DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING.

SIGN WALL NO. 2:

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING SEVEN(7) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; COURSE #4: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 1334.00 FEET; COURSE #5: THENCE NORTH 88°14'06" WEST, A DISTANCE OF 448.00 FEET; COURSE #6: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2238.01 FEET; COURSE #7: THENCE NORTH 02°30'54" EAST, A DISTANCE OF 433.23 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 739-B (AN 80 FOOT RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71523-2601); THENCE SOUTH 89°25'32" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 719.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'32" EAST, CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE SOUTH 45°34'26" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 70.71 FEET; THENCE NORTH 00°34'23" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

Parcel 3 (Pond):

A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY

LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING SIX(6) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; COURSE #4: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 1334.00 FEET; COURSE #5: THENCE NORTH 88°14'06" WEST, A DISTANCE OF 448.00 FEET; COURSE #6: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 1961.60 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG AND WITH SAID EASTERLY LINE OF LAST SAID LANDS, THE FOLLOWING TWO(2) COURSES: COURSE #1: NORTH 01°45'54" EAST, A DISTANCE OF 276.41; COURSE #2: NORTH 02°30'54" EAST, A DISTANCE OF 433.23 TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 739-B (AN 80 FOOT RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71523-2601); THENCE SOUTH 89°25'32" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.09 FEET; THENCE SOUTH 30°56'45" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 402.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 33°09'13"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 63.65 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°22'08" EAST, 62.77 FEET; THENCE SOUTH 02°12'28" WEST A DISTANCE OF 305.80 FEET; THENCE NORTH 89°25'34" WEST A DISTANCE OF 338.34 FEET TO THE POINT OF BEGINNING.

Parcel 4 (Entry Road):

A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°49'46" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 414.54 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4070, PAGES 484, 489 AND 497, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,552.00 FEET AND A CENTRAL ANGLE OF 02°57'51"; THENCE, ALONG AND WITH THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING SEVEN(7) COURSES: COURSE #1: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 752.86 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°16'58" EAST, 752.78 FEET; COURSE #2: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2354.16 FEET; COURSE #3: THENCE SOUTH 88°14'06" EAST, A DISTANCE OF 448.00 FEET; COURSE #4: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 1334.00 FEET; COURSE #5: THENCE NORTH 88°14'06" WEST, A DISTANCE OF 448.00 FEET; COURSE #6: THENCE NORTH 01°45'54" EAST, A DISTANCE OF 2238.01 FEET; COURSE #7: THENCE NORTH 02°30'54" EAST, A DISTANCE OF 433.23 FEET; TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 739-B/SANDRIDGE ROAD (AN 80 FOOT RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71523-2601); THENCE SOUTH 89°25'32" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY

LINE, A DISTANCE OF 639.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'32" EAST, CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°34'23" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 330.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 19°18'06"; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 121.28 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°04'40" EAST, 120.70 FEET; THENCE SOUTH 18°43'43" EAST, A DISTANCE OF 309.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 54°01'52"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 320.63 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°17'13" WEST, 308.88 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 405.13 FEET; THENCE NORTH 54°41'51" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 405.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 54°01'52"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 245.18 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°17'13" EAST, 236.20 FEET; THENCE NORTH 18°43'43" WEST, A DISTANCE OF 309.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 19°18'06"; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 148.23 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°04'40" WEST, 147.53 FEET; THENCE NORTH 00°34'23" EAST, A DISTANCE OF 330.80 FEET TO THE POINT OF BEGINNING.

Prepared by & return to:
Andrew M. Sodl, Esquire
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, Florida 32202

A portion of Parcel Tax ID No. 23-05-25-010101-016-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”), is made, entered into, and effective as of the 23rd day of June, 2022 (the “**Effective Date**”), by **WISTERIA PIT, LLC**, a Florida limited liability company (“**Grantor**”), whose address for notice purposes is 8825 Perimeter Park Boulevard, Suite 104, Jacksonville, Florida 32216, in favor of **MATTAMY JACKSONVILLE LLC**, a Delaware limited liability company (“**Grantee**”), whose address for notice purposes is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

WITNESSETH:

THAT, Grantor for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns, to have and to hold, that certain real property, situated lying and being in Clay County, Florida, as more particularly described on **Exhibit A** attached hereto (the “**Land**”);

TOGETHER WITH all structures, buildings, improvements, machinery, fixtures, and equipment affixed or attached to the Land, including: (i) all easements, privileges, and rights belonging or in any way appurtenant to the Land, (ii) any land lying in the bed of any street, road, alley or right-of-way, open or closed, adjacent to or abutting the Land, and (iii) any and all air rights, subsurface rights, development rights, and water rights permitting to the Land, and all licenses, tenements, and hereditaments thereunto belonging or in anywise appertaining (collectively, the “**Property**”);

TO HAVE AND TO HOLD the same in fee simple forever;

SUBJECT TO, taxes and assessments for the year 2022 and subsequent years, and all easements, zoning restrictions, rights of way, reservations of record, covenants, restrictions and any other matters of record, none of which are reimposed by this reference (the “**Permitted Exceptions**”);

AND Grantor does hereby covenant with and warrant to Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor specially warrants the title to the Property and will defend the same, subject to the Permitted Exceptions, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

{Signature page follows}

Exhibit A
The Land
(See Attached)

A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA AND ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4523, PAGE 322 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID SECTION 23, TOWNSHIP 5 SOUTH, RANGE 25 EAST AND THENCE RUN NORTH 01°45'21" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 23, A DISTANCE OF 1649.45 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 739-B (ALSO KNOWN AS SANDRIDGE ROAD, AN 80' RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71523-2601); THENCE NORTH 89°34'28" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.17 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 89°25'32" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 379.48 TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23 (A VARIABLE WIDTH RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #71493); THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 02°30'54" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 23, A DISTANCE OF 433.23 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 01°45'54" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1665.25 FEET: THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 88°15'01" EAST, A DISTANCE OF 119.06 TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 540.00 FEET, THROUGH A CENTRAL ANGLE OF 31°21'16", AN ARC DISTANCE OF 295.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°37'31" EAST, 291.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°18'09" EAST, A DISTANCE OF 593.62 FEET; THENCE SOUTH 54°41'51" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 35°18'09" WEST, A DISTANCE OF 593.62 FEET; THENCE SOUTH 39°25'20" EAST, A DISTANCE OF 710.23 FEET; THENCE NORTH 44°54'24" EAST, A DISTANCE OF 143.87 FEET; THENCE SOUTH 13°26'36" EAST, A DISTANCE OF 177.07 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY; THENCE RUN SOUTHERLY AROUND THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 30°16'47", AN ARC DISTANCE OF 116.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°05'52" EAST, 114.92 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 54°47'53" WEST, A DISTANCE OF 106.49 FEET; THENCE SOUTH 34°12'50" EAST, A DISTANCE OF 721.03 FEET; THENCE SOUTH 77°46'48" EAST, A DISTANCE OF 1699.37 FEET; THENCE NORTH 37°24'52" EAST, A DISTANCE OF 71.80 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF AFORESAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 4523, PAGE 322 OF AFORESAID PUBLIC RECORDS AND THE POINT OF BEGINNING: THENCE CONTINUE NORTH 37°24'52" EAST, A DISTANCE OF 735.44 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15 OF AFORESAID PUBLIC RECORDS; THENCE SOUTH 51°21'02" EAST, ALONG LAST SAID LINE, A DISTANCE OF 60.01 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 37°24'52" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 3694, PAGE 15, A DISTANCE OF 735.44 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 4523, PAGE 322; THENCE NORTH 51°21'02" WEST, ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING.