

**FIRST AMENDMENT TO CLAY COUNTY PUBLIC SCHOOL CONCURRENCY
PROPORTIONATE SHARE MITIGATION AGREEMENT - AMENDED**

[CLAY COUNTY AGREEMENT/CONTRACT #2020/2021-134]

This **FIRST AMENDMENT TO CLAY COUNTY PUBLIC SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT - AMENDED** (“First Amendment”) is made and entered into as of _____, 2024 amongst **CLAY COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter referred to as “County”), whose address is 477 Houston Street, Green Cove Springs, Florida 32043; **THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA**, a body corporate and political subdivision of the State of Florida (hereinafter referred to as “School Board”), whose address is 900 Walnut Street, Green Cove Springs, Florida 32043; and **CREEKVIEW GP, LLC**, a Delaware limited liability company (hereinafter referred to as “Creekview”), whose address is 7807 Baymeadows Road, Suite 205, Jacksonville, Florida 32256 (collectively, the “Parties”).

Recitals:

A. **WHEREAS**, the Parties are subject to the Clay County Public School Concurrency Proportionate Share Mitigation Agreement – Amended, Clay County Agreement/Contract #2020-2021-134, recorded at Official Records Book 4437, Page 1364, of the public records of Clay County, Florida, as modified by the Assignment of Clay County Public School Concurrency Proportionate Share Agreement – Amended recorded at Official Records Book 4553, Page 142, of the public records of Clay County, Florida (the “Agreement”);

B. **WHEREAS**, the Agreement reserves school concurrency for the Hyland Trail project, which consists of 1,500 single family residential dwelling units and 300 multi-family residential dwelling units (the “Development Proposal”);

C. **WHEREAS**, the Hyland Trail project may include age-restricted or housing for older persons residential units in addition to the Development Proposal and pursuant to Florida law age restricted and housing for older persons residential units are not subject to school concurrency and school impact fees;

D. **WHEREAS**, Creekview purchased certain property adjacent to the Hyland Trail project (the “Added Land”) and Creekview intends to develop the Added Land as part of the Hyland Trail project and the Property; and

E. **WHEREAS**, pursuant to Section 19 of the Agreement, the Parties intend to enter into this First Amendment to (i) reflect the potential development of age restricted and/or housing for older persons residential units in addition to the Development Proposal within the Property (as proposed to be amended), (ii) amend the Property to include the Added Land and allow the Development Proposal (or portion thereof) to be developed within the Added Land and (iii) amend the Notices Section of the Agreement.

NOW THEREFORE, in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties intending to be legally bound hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference as if fully set forth herein.

2. Definitions. Unless otherwise defined, all capitalized terms used herein shall have the meanings as set forth in the Agreement.

3. Agreement Amendments. The Agreement is hereby amended as follows:

(a) Attachment (a/k/a Exhibit) A to the Agreement is hereby deleted and replaced with Attachment (a/k/a Exhibit) A to this First Amendment. Upon the Effective Date of this First Amendment, the Property shall include the Added Land.

(b) Attachment (a/k/a Exhibit) B to the Agreement is hereby deleted and replaced with Attachment (a/k/a Exhibit) B to this First Amendment.

(c) Section 7, School Impact Fee Credit, of the Agreement is hereby amended to add the following as new paragraph 4 as shown in underline:

Notwithstanding any state and/or local regulation to the contrary, Creekview is allowed to transfer any or all of its School Impact Fee Credit for use against school impact fees assessed against other Clay County parcels/development owned by Creekview or to other owners or applicants with land located outside the Property consistent with Section 163.31801, Florida Statutes. Any transfer must be provided in writing to the County Impact Fee Coordinator prior to use of any or all of the School Impact Fee Credit by a transferee. Provided the transfer is consistent with the provisions in this Section 7, the County, through its Impact Fee Coordinator shall accept and process the transfer of School Impact Fee Credit(s) for the applicable transferee.

(d) Section 12, Notices, of the Agreement is hereby amended as shown in strike-through and underlined and replaced with the following:

12. NOTICES. Whenever any of the Parties desire to give notice to the other such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified. The place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. Until otherwise designated by amendment to this Agreement, the Parties designate the following as the respective places for giving notice:

FOR COUNTY:

Clay County Board of County Commissioners
477 Houston Street
Green Cove Springs, Florida 32043

FOR SCHOOL DISTRICT:

The School Board of Clay County, Florida
Attention: Superintendent of Schools
900 Walnut Street
Green Cove Springs, Florida 32043

FOR CREEKVIEW GP, LLC

Creekview GP, LLC
Attn: Gregg Kern & Patricia Nolan, General Counsel,
GreenPointe Holdings, LLC
7807 Baymeadows Road East, Suite 205
Jacksonville, Florida 32256

- (e) New Section 25, **Age Restricted or Housing for Older Persons Residential Units**, is hereby added to the Agreement as shown in underline below:

Nothing in this Agreement is intended to modify the existing law exempting age restricted or housing for older persons communities from school impact fees or school concurrency. Notwithstanding any contrary provision in this Agreement, no Proportionate Share Mitigation and/or school impact fee is owed under this Agreement as a result of constructing age restricted or housing for older persons units within the Property so long as said units/communities meet the requirements for exemptions from school concurrency in Clay County Comprehensive Plan Public School Facilities Element Policy 1.3.2 and Clay County Public School Concurrency Management Ordinance 2008-31, including Section 20.11-6 (Clay County), and school impact fees in Clay County Ordinance Code Chapter 16, Article IV, Public School Impact Fees. Such exempt units may be in addition to the Development Proposal.

4. School Concurrency. Within 30 business days of the Effective Date of this First Amendment, the School Board will amend the Finding of Available School Capacity and issue the finding and an amended School Concurrency Reservation Letter to the County for the Development Proposal associated with the Hyland Trail project consistent with this First Amendment, including the addition of the Added Lands to the Property. Upon receipt of the amended documents by the County, the County shall within 14 business days amend and reissue to Creekview the School Concurrency Reservation Certificate (CRC-19-000011-a) for the Hyland Trail project consistent with this First Amendment, including the addition of the Added Lands to the Property.

5. Recording of this First Amendment. The School Board agrees to record this First Amendment in the Clay County Public Records within fourteen (14) days after execution by the Parties.

6. Effective Date. This First Amendment shall become effective on the date it is recorded in the public records of Clay County, Florida.

7. Counterparts. This First Amendment may be executed in one or more counterparts, all of which, when taken together, shall be deemed one original.

IN WITNESS WHEREOF, the Parties have made and executed this First Amendment on the respective dates under each signature:

Clay County, Florida, through its Clay County Board of County Commissioners, signing by and through its Chair, authorized to execute same by the Board of County Commissioner's action on this _____ day of _____, 2024.

The School Board of Clay County, Florida, signing by and through its Chair, authorized to execute same by Board action on this _____ day of _____, 2024.

Creekview GP, LLC, signing by and through its _____, duly authorized to execute same, on this _____ day of _____, 2024.

[The remainder of this page intentionally left blank]

CLAY COUNTY, FLORIDA

**CLAY COUNTY BOARD OF
COUNTY COMMISSIONERS**

By: _____

James Renninger, Chairman

Witness
Printed Name: _____
Address: _____

Witness
Printed Name: _____
Address: _____

ATTEST:

Tara S. Green
Clay County Clerk of Court and Comptroller
Ex-Officio Clerk to the Board

Dated this _____ day of _____, 2024.

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2024, by _____, the Chairman of the Clay County Board of County Commissioners, on behalf of Clay County, Florida.

(Print Name _____)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires: _____
He/she is [check one]:
Personally Known _____
OR Produced I.D. _____
Type of Identification Produced _____

THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA

**THE SCHOOL BOARD OF CLAY COUNTY,
FLORIDA**

By: _____,
_____, Chairman

Witness
Printed Name: _____
Address: _____

Witness
Printed Name: _____
Address: _____

ATTEST:

David Broskie
Superintendent of Schools

APPROVED AS TO FORM:

Jeremiah Blocker
Attorney for School Board

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2024, by _____, the Chairman of the School Board of Clay County Florida, on behalf of the School Board.

(Print Name _____)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:
He/she is [check one]:
Personally Known _____
OR Produced I.D. _____
Type of Identification Produced _____

CREEKVIEW GP, LLC

CREEKVIEW GP, LLC
a Florida limited liability company

By: _____
_____, its _____

Witness
Printed Name: _____
Address: _____

Witness
Printed Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2024, by _____, the _____ of Creekview GP, LLC, a Florida limited liability company, on behalf of the company.

(Print Name _____)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires: _____
He/she is [check one]:
Personally Known _____
OR Produced I.D. _____
Type of Identification Produced _____

EXHIBIT A

The Property

EXHIBIT "A"

PARCEL 1:

A PORTION OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, SAID COUNTY; THENCE NORTH 01°16'21" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.49 FEET; THENCE SOUTH 75°30'11" WEST, 1637.95 FEET; THENCE SOUTH 13°45'58" EAST, 1273.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 13°45'58" EAST, 661.63 FEET; THENCE SOUTH 29°10'17" WEST, 1030.00 FEET; THENCE SOUTH 01°42'52" WEST, 1499.88 FEET; THENCE SOUTH 05°40'00" EAST, 479.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°40'51" WEST, ALONG LAST SAID LINE, 2397.44 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1421, PAGE 1951 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°57'35" EAST, ALONG LAST SAID LINE, 3054.11 FEET; THENCE NORTH 00°35'28" WEST, 162.42 FEET; THENCE SOUTH 89°07'29" EAST, 1558.06 FEET; THENCE NORTH 00°19'09" EAST, 316.06 FEET; THENCE SOUTH 89°48'18" EAST, 1130.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 190.47 ACRES, MORE OR LESS.

PARCEL 1 BEING ALSO DESCRIBED AS:

A parcel of land situated in Section 22, Township 5 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows: Commence at the northwest corner of said Section 22; thence on the north line thereof run South 89 degrees 48 minutes 18 seconds East, 1270.46 feet to the Point of Beginning; thence continue on said north line South 89 degrees 48 minutes 18 seconds East, 2684.23 feet; thence South 13 degrees 45 minutes 43 seconds East, 691.71 feet; thence South 29 degrees 10 minutes 53 seconds West, 1030.00 feet thence South 01 degree 43 minutes 09 seconds West, 1500.00 feet; thence South 05 degrees 40 minutes 51 seconds East, 479.78 feet to the north line of County Road No. C-739-B; thence on said north line North 89 degrees 40 minutes 51 seconds West, 2395.20 feet to the east line of those lands described in Official Records Book 1421, page 1951 of the public records of said county; thence on said east line North 00 degrees 57 minutes 35 seconds East, 3054.41 feet; thence North 00 degrees 35 minutes 28 seconds West, 489.70 feet to the Point of Beginning.

Parcel ID: 15-05-25-009338-002-00

PARCEL 2:

A PORTION OF SECTIONS 14, 15, 16 AND 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

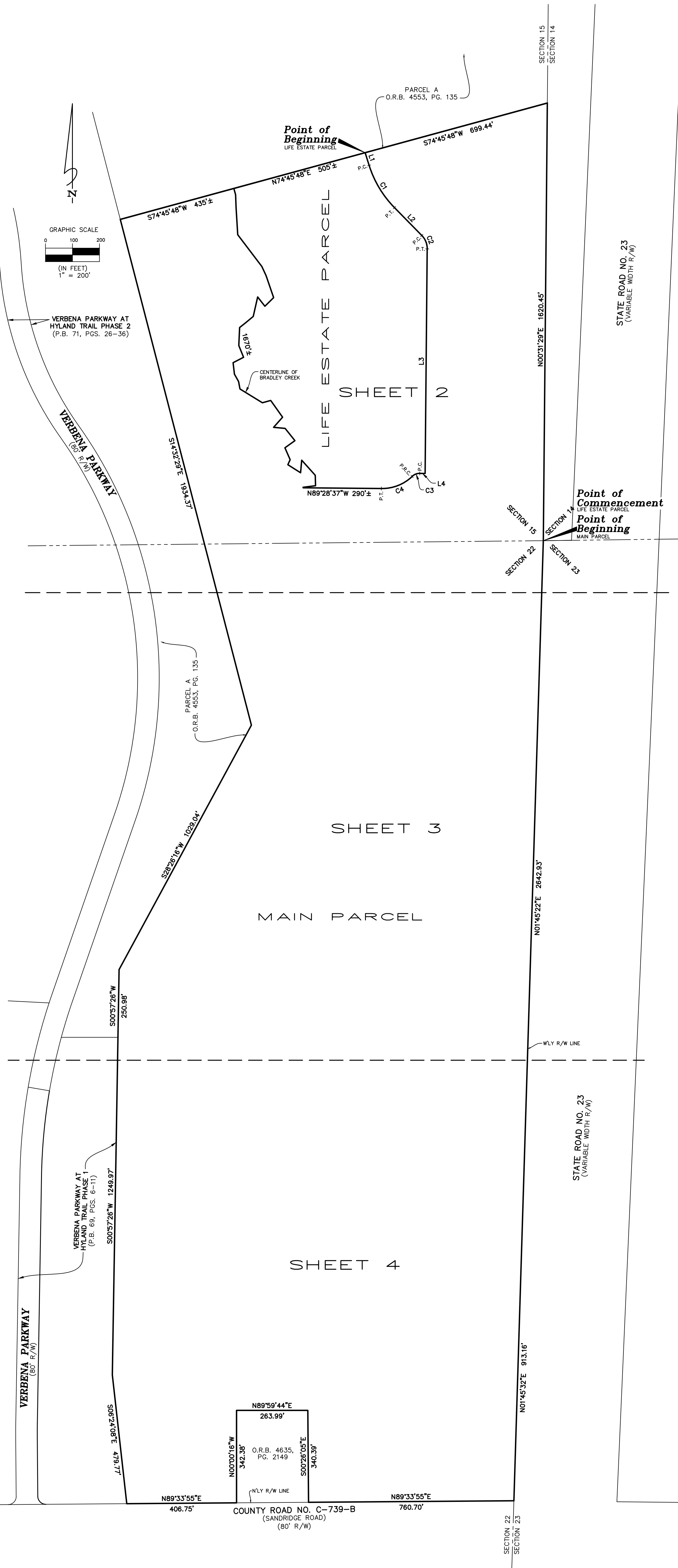
BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH 89°50'19" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 14, A DISTANCE OF 106.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY, ALONG THE WESTERLY AND SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 23, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 03°15'40" EAST, 2354.52 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE

SOUTHWESTERLY, HAVING A RADIUS OF 2512.00 FEET, AN ARC DISTANCE OF 4055.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°59'31" WEST, 3629.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 89°14'43" WEST, 1657.65 FEET; THENCE SOUTH 00°33'04" WEST, 2748.18 FEET; THENCE SOUTH 89°41'41" WEST, 5175.78 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739 (HENLEY ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°22'11" WEST, 776.13 FEET; COURSE NO. 2: SOUTH 00°23'31" WEST, 266.40 FEET; COURSE NO. 3: SOUTH 00°04'56" WEST, 70.44 FEET; THENCE NORTH 89°41'41" EAST, 3901.80 FEET TO THE WESTERLY LINE OF SAID SECTION 15; THENCE SOUTH 00°32'55" WEST, ALONG LAST SAID LINE, 448.16 FEET; THENCE SOUTH 89°48'18" EAST, 1270.05 FEET; THENCE SOUTH 00°33'04" WEST, 694.77 FEET; THENCE SOUTH 00°35'28" EAST, 327.28 FEET; THENCE SOUTH 89°07'29" EAST, 1558.06 FEET; THENCE NORTH 00°19'09" EAST, 316.06 FEET; THENCE SOUTH 89°48'18" EAST, 1130.48 FEET; THENCE NORTH 13°45'58" WEST, 1273.56 FEET; THENCE NORTH 75°30'11" EAST, 1637.95 FEET TO THE EASTERLY LINE OF SAID SECTION 15; THENCE SOUTH 01°16'21" WEST, ALONG LAST SAID LINE, 1620.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 554.63 ACRES, MORE OR LESS.

TOGETHER WITH:

Map Showing a Boundary Survey



MAIN PARCEL
 A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" WEST, 435 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID SOUTHERLY LINE; COURSE NO. 2; SOUTH 14°32'29" EAST, 1934.37 FEET; COURSE NO. 3; SOUTH 28°26'16" WEST, 1029.04 FEET; COURSE NO. 4; SOUTH 00°57'26" WEST, 250.98 FEET, TO THE EASTERLY LINE OF THE PLAT OF VERBENA PARKWAY AT HYLAND TRAIL PHASE 1, AS RECORDED IN PLAT BOOK 69, PAGES 6 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 00°57'26" WEST, ALONG LAST SAID LINE, 1249.97 FEET; THENCE SOUTH 06°24'08" EAST, CONTINUING ALONG LAST SAID LINE, 479.77 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B (SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 406.75 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4635, PAGE 2149 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°33'55" EAST, 1030 FEET, TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°59'44" EAST, ALONG LAST SAID LINE, 263.99 FEET, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°26'05" EAST, ALONG LAST SAID LINE, 340.39 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-739-B; THENCE NORTH 89°33'55" EAST, ALONG LAST SAID LINE, 760.70 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 23 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); ALSO BEING THE EASTERLY LINE OF SAID SECTION 22; THENCE NORTH 01°45'22" EAST, ALONG LAST SAID LINE, 913.16 FEET; THENCE NORTH 01°45'22" EAST, CONTINUING ALONG LAST SAID LINE, 2842.93 FEET, TO THE POINT OF BEGINNING.
 CONTAINING 141.42 ACRES, MORE OR LESS.

LIFE ESTATE PARCEL
 A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
 CONTAINING 16 ACRES, MORE OR LESS.

FOR: ALFRED C. LEE, III, AS TRUSTEE OF THE LEE FAMILY TRUST NO. 1, UNDER TRUST AGREEMENT DATED APRIL 24, 2013, AND VERA L. LEE AS TRUSTEE OF THE VERA L. LEE LIVING TRUST, UNDER REVOCABLE TRUST AGREEMENT DATED JANUARY 3, 1996 CREEKVIEW GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY WILLIAM A. HAMILTON, III, P.A. COMMONWEALTH LAND TITLE INSURANCE COMPANY

LINE TABLE				CURVE TABLE					
LINE	BEARING	LENGTH	DELTA	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
L1	S17°25'10"E	49.20'		C1	390.00'	184.16'	27°03'21"	S30°56'50"E	182.46'
L2	S44°28'31"E	144.57'		C2	70.00'	54.98'	45°00'00"	S21°58'31"E	53.58'
L3	S00°31'29"W	831.40'		C3	40.00'	31.02'	44°25'37"	S68°18'40"W	30.24'
L4	N89°28'37"W	200.00'		C4	160.00'	125.73'	45°01'25"	S68°36'34"W	122.52'

DESCRIPTION CONTAINED IN TITLE COMMITMENT BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11090477, COMMITMENT DATE: 10/12/2023, BEING THE SAME LANDS AS THOSE DESCRIBED AND SHOWN HEREON.

Parcel 1:
 A PARCEL OF LAND CONSISTING OF A PORTION OF SECTION 15; A PORTION OF SECTION 22; A PORTION OF SECTION 10, TOGETHER WITH ALL OF FRACTIONAL SECTION 14, ALL IN TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE ON THE WEST LINE THEREOF RUN SOUTH 00°57'35" WEST, 3541.33 FEET TO THE NORTH LINE OF COUNTY ROAD NO. C-739-B (FORMERLY STATE ROAD NO. S-739-B), ALSO KNOWN AS SANDRIDGE ROAD, AN 80 FOOT RIGHT OF WAY AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 71523-2601; THENCE ON LAST SAID LINE SOUTH 89°40'51" EAST, 5115.00 FEET TO THE EAST LINE OF SAID SECTION 22; THENCE ON LAST SAID LINE RUN THE FOLLOWING TWO COURSES: (1) NORTH 02°33'41" EAST, 913.83 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 22; (2) NORTH 02°30'30" EAST, 2642.87 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 14 (ALSO BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 587, OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE ON THE SOUTH LINE OF SAID LANDS NORTH 89°49'25" WEST, 888 FEET MORE OR LESS TO THE CENTERLINE OF BRADLEY CREEK; THENCE ALONG SAID CENTERLINE IN A GENERAL NORTHERLY DIRECTION, 1040 FEET MORE OR LESS TO THE NORTH LINE OF SAID LANDS; THENCE NORTH 89°49'25" EAST, 1030 FEET TO THE EAST LINE OF SAID LANDS (ALSO BEING THE EAST LINE OF SAID SECTION 15); THENCE ON LAST SAID LINE SOUTH 01°16'50" WEST, 990.00 FEET TO SAID SOUTHWEST CORNER OF SECTION 14; THENCE ON THE SOUTHERLY LINE THEREOF, SOUTH 89°49'55" EAST, 4180.31 FEET TO THE NORTHEASTERLY LINE OF SAID SECTION 14; THENCE ON LAST SAID LINE NORTH 39°07'36" WEST, 5127.57 FEET; THENCE CONTINUE ON LAST SAID LINE AND THEN ON A NORTHWESTERLY PROLONGATION THEREOF, NORTH 39°07'01" WEST, 172.12 FEET TO THE NORTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 89°14'54" WEST, 1057.87 FEET; THENCE NORTH 00°23'37" EAST, 1515.56 FEET TO THE SOUTH LINE OF COUNTY ROAD NO. C-209 (FORMERLY STATE ROAD NO. S-209) AS PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 71530-2602; THENCE ON LAST SAID LINE RUN THE FOLLOWING TWO COURSES: (1) NORTH 84° 59' 23" WEST, 618.81 FEET; (2) SOUTH 05°00'37" WEST, 10.00 FEET; THENCE SOUTH 00°05'52" WEST, 1051.71 FEET; THENCE SOUTH 45°25'29" WEST, 703.06 FEET; THENCE NORTH 89°14'54" WEST, 1519.25 FEET; THENCE NORTH 00°43'08" EAST, 1772.98 FEET TO THE SOUTH LINE OF SAID COUNTY ROAD NO. C-209; THENCE ON LAST SAID LINE NORTH 82°25'52" WEST, 604.43 FEET; THENCE SOUTH 00°43'08" WEST, 1780.16 FEET; THENCE SOUTH 00°32'55" WEST, 5339.96 FEET; THENCE NORTH 89°48'18" WEST, 1270.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCELS A THROUGH M AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4681, PAGE 1439, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

Parcel 2:
 A PARCEL OF LAND SITUATED IN SECTION 15 AND 22, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ON THE EAST LINE THEREOF RUN NORTH 01°17' 58" EAST, 990.00 FEET; THENCE SOUTH 89° 11' 40" WEST, 1046.00 FEET, MORE OR LESS, TO THE RUN OF BRADLEY CREEK OR BRANCH; THENCE ALONG SAID RUN IN A SOUTHERLY DIRECTION 1040 FEET, MORE OR LESS, TO A POINT THAT BEARS SOUTH 89° 11' 40" WEST, 888 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE NORTH 89° 11' 40" EAST, 888 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES COVERING THE FOLLOWING DESCRIBED PORTION OF SAID SECTIONS 15 AND 22. BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ON THE EAST LINE OF SAID SECTION 22 NORTH 01° 31' 35" WEST, 3556.70 FEET TO THE NORTH LINE OF COUNTY ROAD NO. C-739-B; THENCE SOUTH 89° 21' 35" WEST, 50.0 FEET; THENCE NORTH 01° 31' 35" EAST, 3556.56 FEET; THENCE NORTH 89° 11' 40" EAST, 50.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THE FOLLOWING LANDS FROM PARCELS 1 AND 2 ABOVE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel 3:
 A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 15; THENCE NORTH 00°31'29" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 15, A DISTANCE OF 1620.45 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135 OF SAID PUBLIC RECORDS; THENCE SOUTH 74°45'48" WEST, ALONG LAST SAID LINE, 699.44 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 17°25'10" EAST, 49.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 184.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°56'50" EAST, 182.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 54.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°58'31" EAST, 53.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 125.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°36'34" WEST, 122.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 31.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°28'37" WEST, 290 FEET, MORE OR LESS, TO THE CENTERLINE OF BRADLEY CREEK; THENCE NORTHERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 1670 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 135; THENCE NORTH 74°45'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON WLY R/W LINE OF STATE ROAD NO. 23 AS 501°45'32" PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
- THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND, BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL UTILIZING THE GRAPHIC SCALE AS SHOWN.
- INTERIOR IMPROVEMENTS NOT LOCATED, EXCEPT AS SHOWN HEREON.
- THE PROPERTY IS PARTIALLY CONTIGUOUS TO STATE ROAD NO. 23, A PUBLIC R/W, ALONG A COMMON BOUNDARY WITH NO GAPS, GORES, OR OVERLAPS.
- THE PROPERTY IS PARTIALLY CONTIGUOUS ALONG ITS SOUTHERN BOUNDARY TO COUNTY ROAD NO. C-739-B, A PUBLIC R/W, ALONG A COMMON BOUNDARY WITH NO GAPS, GORES, OR OVERLAPS.
- PARCEL 1, PARCEL 2, AND PARCEL 3 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITH NO GAPS, GORES, OR OVERLAPS.

LEGEND

- R/W = RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- IP = IRON PIPE
- FN = FOUND
- CB = CATCH BASIN
- MES = MITRED END SECTION
- OHU = OVERHEAD UTILITY
- WF = WIRE FENCE
- CM = CONCRETE MONUMENT
- CONC = CONCRETE
- CLF = CHAIN LINK FENCE
- CP = CONCRETE PILE
- CA = CEMENT ANCHOR
- S = SIGN
- STUB OUT = STUB OUT
- CONCRETE COLUMN = CONCRETE COLUMN
- NO ID = FOUND 1/2" IRON PIPE - NO ID (UNLESS NOTED OTHERWISE)
- NO ID = FOUND 4"x4" CONCRETE MONUMENT - NO ID (UNLESS NOTED OTHERWISE)
- SET 1/2" IP = CLARY ASSOC.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 11090477
 COMMITMENT DATE: 10/12/2023
 SCHEDULE B - SECTION 2

EXCEPTION NUMBER	RECORDED DOCUMENT	DESCRIPTION	COMMENTS
6	D.B. 46, PG. 88 D.B. 46, PG. 541	OIL, GAS AND MINERAL LEASE ASSIGNMENT	BLANKETS LANDS LYING IN SECTION 15 AFFECTS D.B. 46, PG. 88
7	O.B. 47, PG. 75 O.R.B. 2203, PG. 1117	RESERVATION NOTICE OF CLAIM	BLANKETS LANDS LYING IN SECTION 22 BLANKETS LANDS LYING IN SECTION 22
8	O.R.B. 162, PG. 301	DRAINAGE EASEMENT	SHOWN HEREON
9	O.R.B. 756, PG. 400	ASSIGNMENT AND CONVEYANCE OF EASEMENTS	APPROXIMATE LOCATION SHOWN HEREON
10	O.R.B. 865, PG. 444	DISTRIBUTION RIGHT-OF-WAY EASEMENT	SHOWN HEREON
11	O.R.B. 1072, PG. 587	EASEMENT	SHOWN HEREON
12	O.R.B. 1692, PG. 1666	EASEMENT	SHOWN HEREON
13	O.R.B. 4497, PG. 1713 O.R.B. 4635, PG. 2153	FIRST AMENDMENT EASEMENT FOR DRAINAGE	AFFECTS O.R.B. 1692, PG. 1666 SHOWN HEREON

1-05-2024 JRS N/A ADD NOTE NO. 7; NO FIELD WORK THIS DATE

REVISION DATE DRAFTER WORK ORDER NO. REASON FOR REVISION

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSERVATION SERVICES, IN ACCORDANCE WITH THE PROFESSIONAL SURVEYING CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

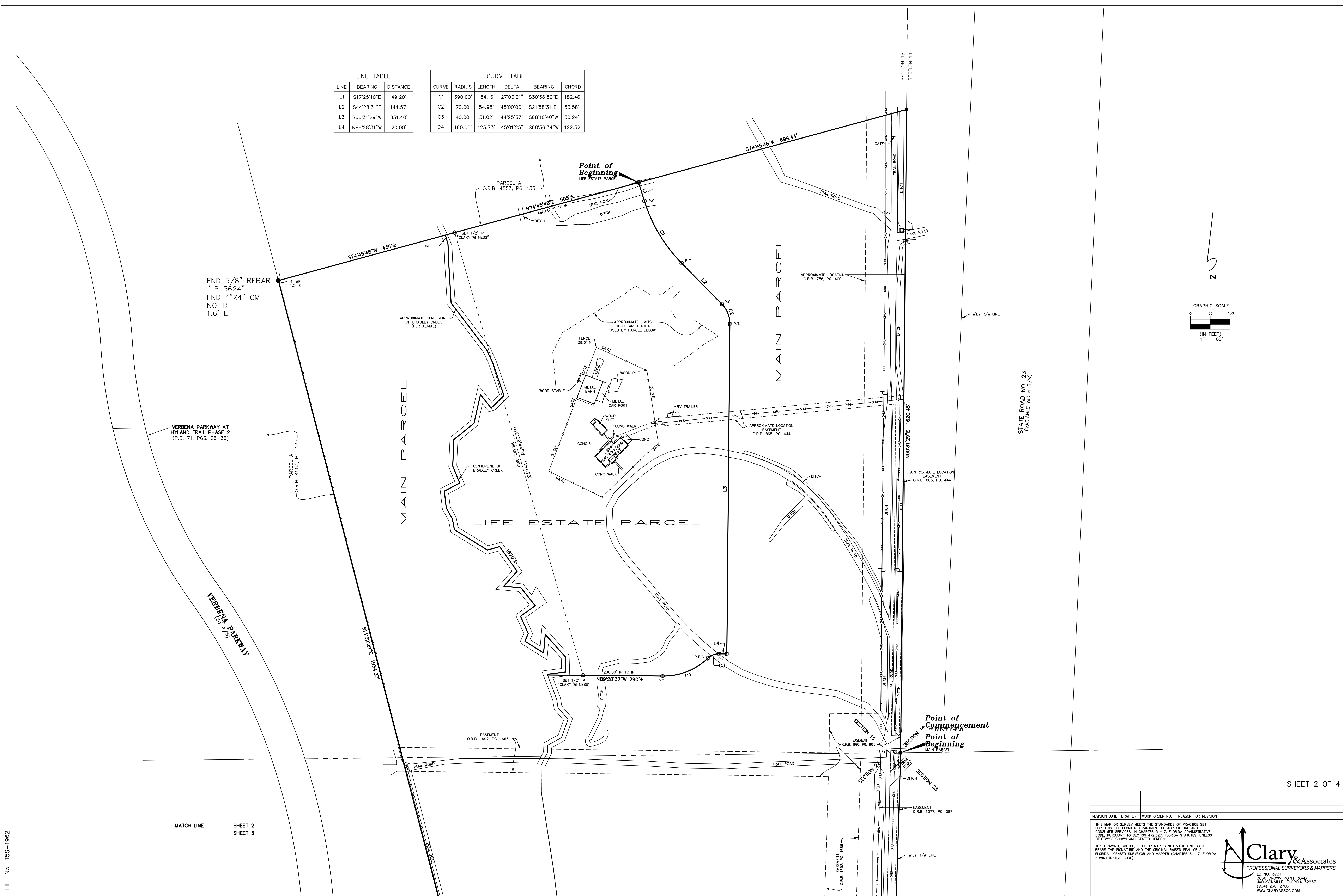
THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA ADMINISTRATIVE CODE.

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 12000 STATE ROAD
 JACKSONVILLE, FLORIDA 32257
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MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788 FILE No. T55-2015

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S17°25'10"E	49.20'
L2	S44°28'31"E	144.57'
L3	S00°31'29"W	831.40'
L4	N89°28'31"W	20.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	390.00'	184.16'	27°03'21"	S30°56'50"E	182.46'
C2	70.00'	54.98'	45°00'00"	S21°58'31"E	53.58'
C3	40.00'	31.02'	44°25'37"	S68°18'40"W	30.24'
C4	160.00'	125.73'	45°01'25"	S68°36'34"W	122.52'



FILE No. T55-1962

JOB No. 2023-300 DRAFTING: MJC

PARTY CHIEF: SANDOVAL F.B. DIGITAL

CAD FILE: 2023-300.DWG

A-5

DATE: 7-19-23

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION

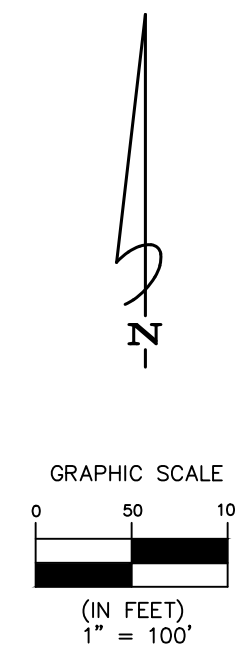
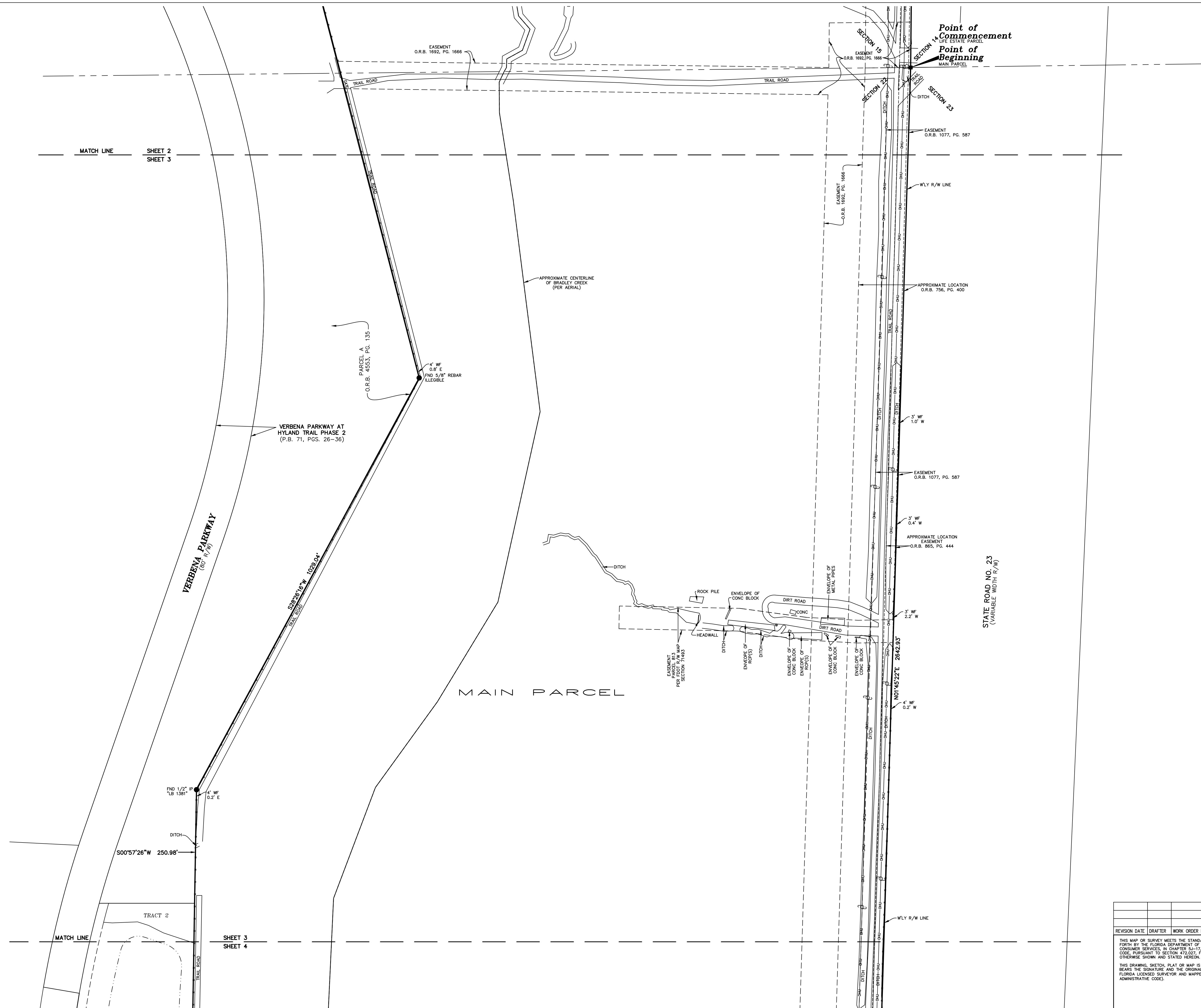
THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

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FILE No. T55-1962



REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION

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EXHIBIT B

Location Map

Hyland Trail Aerial Map

