

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

THIS INTERGOVERNMENTAL MANAGEMENT AGREEMENT (the "Agreement") is made as of the 18th day of Dec Jan., 2008, by and between the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, whose mailing address is P.O. Box 1429, Palatka, Florida 32178-1429 (the "DISTRICT") and the CITY of JACKSONVILLE, a political subdivision of the State of Florida, whose mailing address is 851 North Market Street, Jacksonville, FL 32202 (the "CITY");

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

The DISTRICT and the CITY shall:

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

The DISTRICT shall:

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

The CITY shall:

- a. serve as lead manager for the day-to-day management of the PROPERTY which includes security, public recreation management, routine mowing of parking areas and trails, and trash collection;
 - b. develop and maintain any recreational facilities and infrastructure identified in the PLAN;
 - c. coordinate with other volunteer or environmental groups for the development or maintenance of approved activities; and
 - d. provide any additional access points, as determined necessary by the CITY and approved by the DISTRICT.
5. The CITY and the DISTRICT mutually agree that any use or development of the PROPERTY shall be subject to the following conditions:
 - a. The function and condition of the PROPERTY with respect to water management, water supply and the conservation and protection of water resources will be maintained in its present condition or enhanced.
 - b. The PROPERTY shall be managed for multiple use, including forest and wildlife management, and for public recreational purposes, which may include horseback riding, hiking, wildlife viewing, picnicking, nature study, primitive camping, canoeing/kayaking, and other related passive, resource-based activities, as set forth in the PLAN.
 - c. Recreational activities planned or conducted on the PROPERTY shall be resource-based (i.e., dependent on existing elements of the natural environment) and the development of recreational facilities on the PROPERTY shall be restricted to hiking trails, bike trails, boardwalks, primitive camping, wildlife viewing areas, canoe/kayak launches, or other alterations as set forth in the PLAN that facilitate access for the passive or non-consumptive recreational user.

- d. Any development and alteration of the upland portions of the PROPERTY shall be set forth in the PLAN and no deviation from such plans shall occur without prior written approval of the STATE and the DISTRICT.
 - e. The DISTRICT may engage in construction or other activities necessary for water management purposes provided that such construction or activities are consistent with the PLAN.
 - f. All recreational uses and activities shall be consistent with both the water management purposes of the DISTRICT as provided in Sections 373.139 and 373.59, Florida Statutes, and with the enabling legislation for the CITY.
6. The DISTRICT will have the lead responsibility for drafting, revising, and implementing the resource management components of the PLAN for the PROPERTY. The draft PLAN is subject to approval by the PROPERTY's previous owner ("SELLER"), according to terms in the "AGREEMENT OF PURCHASE AND SALE" dated August 11, 1999. The final PLAN shall be presented to the DISTRICT's Governing Board and to the State of Florida's Acquisition and Restoration Council ("ARC") for approval. Amendments to the PLAN may be proposed by either party, at anytime; however, both parties together with the Seller must agree in writing to the amendments. The DISTRICT will then submit the proposed amendments to ARC for its approval.
7. The CITY and the DISTRICT may enter into agreements with third parties to develop and implement the PLAN or to subcontract day-to-day management responsibilities to environmental, educational or governmental organizations and agencies consistent with the approved PLAN; provided, however, that any such third party agreements entered into by the contracting party shall be subject to the prior written approval of the other party and such third parties shall agree to comply with the terms and conditions of this Agreement between the CITY and the DISTRICT. Neither the DISTRICT nor the CITY shall unreasonably withhold approval of such third party agreements. Any such third party agreements necessary for routine maintenance or previously agreed upon minor improvement of the site shall not require the DISTRICT's written approval.
8. All structures, improvements, and facilities placed or installed upon the PROPERTY shall be at the sole cost, expense, and liability of the party responsible for such placement or installation and neither the CITY nor the DISTRICT shall be liable for any damage to the structures, improvements, and facilities placed on the PROPERTY by the other. Cost and liability of any structures, improvements, and facilities jointly funded by the parties shall be mutually agreed upon, in writing, between the parties prior to such placement or installation. Ownership of all said structures, improvements, and facilities shall be determined and agreed upon, in writing, between the parties prior to such placement or installation. The responsibility of obtaining or renewing permits which may be required by any federal, state, regional, municipal, or other governmental entity, shall be determined and agreed upon, in writing, between the parties prior to the construction or installation of structures, improvements, or facilities upon the PROPERTY.
9. All lawful debts incurred with respect to the PROPERTY shall be the responsibility of the party accruing such debts. Any and all liens of contractors, subcontractors, mechanics, laborers, and materialmen in respect to any construction, alteration and repair ordered by a specific party on the PROPERTY, shall be the sole responsibility of that party. Neither the CITY nor the DISTRICT shall have authority to create any mortgages on the PROPERTY or liens for labor or material on or against the PROPERTY. All persons contracting with either the CITY or the DISTRICT for the construction or removal of any structure, or for the erection, installation, alteration, or repair of any structure or improvement on the

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

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

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

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

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

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

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

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

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

ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT

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

[Signature]
Witness

William J.B. Miller
Print/Type Witness Name

[Signature]
Witness

SHARON G. CARLIN
Print/Type Witness Name

STATE OF FLORIDA
COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me this 5th day of January, 2009, by Kirby B. Green III, Executive Director, on behalf of the Governing Board of the St. Johns River Water Management District. He is personally known to me.

[Signature]
Notary Public, State of Florida



SHARON G. CARLIN
Print/Type Notary Name

Commission Number: DD801765

Commission Expires: 10/29/2012

Approved as to Form and Legality
By: [Signature]
William Abrams
OGC, SJRWMD

CITY OF JACKSONVILLE

Administrative Officer By:
John Peyton
Authority of:
Order No. 07-12

Kerri Stewart
JOHN PEYTON, Mayor

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

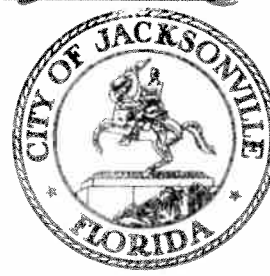
Ivy L Dwyer-Frazee
Witness
Ivy L Dwyer-Frazee
Print/Type Witness Name

Martha Skevos-Jones
Witness

Martha Skevos-Jones
Print/Type Witness Name

ATTEST:

Terrence M. Adams
Corporation Secretary
City of Jacksonville



STATE OF FLORIDA
COUNTY OF DUVAL

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

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

Ivy L Dwyer-Frazee
Notary Public, State of Florida
Ivy L Dwyer-Frazee
Print/Type Notary Name

Commission Number:
Commission Expires:



Approved as to Form
and Legality
By: James R. McCann
CITY OF JACKSONVILLE Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

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

TRACT 1:

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

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

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

LESS AND EXCEPT:

EXCEPTION NO. 15

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

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

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

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

TOGETHER WITH:

TRACT 2

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

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

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

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

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

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

TOGETHER WITH:

PARCEL 2A

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

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

TOGETHER WITH:

PARCEL 2B

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

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

TOGETHER WITH:

PARCEL 2C

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

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

TOGETHER WITH:

PARCEL 2D

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

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

LESS AND EXCEPT

EXCEPTION NO. 1:

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

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

LESS AND EXCEPT

EXCEPTION NO. 2

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

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

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

LESS AND EXCEPT

EXCEPTION NO. 3

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

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

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

LESS AND EXCEPT

EXCEPTION NO. 4

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

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

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

LESS AND EXCEPT

EXCEPTION NO. 5

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

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

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

LESS AND EXCEPT

EXCEPTION NO. 6

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°11'58" WEST, 470.26 FEET TO

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

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

LESS AND EXCEPT

EXCEPTION NO. 7

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

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

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

LESS AND EXCEPT

EXCEPTION NO. 8

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

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

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

LESS AND EXCEPT

EXCEPTION NO. 9

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

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

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

LESS AND EXCEPT

EXCEPTION NO. 10

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

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

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

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

LESS AND EXCEPT

EXCEPTION NO. 11

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

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

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

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

LESS AND EXCEPT

EXCEPTION NO. 12

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

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

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

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

LESS AND EXCEPT

EXCEPTION NO. 13

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

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

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

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

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

LESS AND EXCEPT

EXCEPTION NO. 14

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, SAID TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE NORTH 00°43'26" WEST, ALONG THE WEST LINE OF SAID SECTION 19, ALSO BEING THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2283.15 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THAT PARTICULAR SERVICE ROAD OF ST. AUGUSTINE ROAD (ALSO KNOWN AS LORETTO ROAD AND COUNTY ROAD NO. 1 AS SHOWN ON THE RIGHT-OF-WAY MAP OF INTERSTATE HIGHWAY NUMBER 95 AS PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 72280-2403, DATED 4-1-64), THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: NORTH 40°25'29" WEST, 308.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11675.16 FEET, AN ARC DISTANCE OF 470.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°16'15" WEST, 470.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE WEST; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 52.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE

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

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

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

EXHIBIT "B"

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

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

COURSE No. 1: SOUTH 63°32'09" EAST, A DISTANCE OF 36.68 FEET, TO A POINT;
COURSE No. 2: SOUTH 79°26'16" EAST, A DISTANCE OF 61.48 FEET, TO A POINT;
COURSE No. 3: SOUTH 67°54'19" EAST, A DISTANCE OF 53.74 FEET, TO A POINT;
COURSE No. 4: SOUTH 65°43'35" EAST, A DISTANCE OF 90.96 FEET, TO A POINT;
COURSE No. 5: SOUTH 64°26'09" EAST, A DISTANCE OF 65.84 FEET, TO A POINT;
COURSE No. 6: SOUTH 65°33'58" EAST, A DISTANCE OF 86.84 FEET, TO A POINT;
COURSE No. 7: SOUTH 60°19'08" EAST, A DISTANCE OF 66.26 FEET, TO A POINT;
COURSE No. 8: SOUTH 62°04'14" EAST, A DISTANCE OF 114.07 FEET, TO A POINT;
COURSE No. 9: SOUTH 65°18'49" EAST, A DISTANCE OF 56.77 FEET, TO A POINT;
COURSE No. 10: SOUTH 73°55'45" EAST, A DISTANCE OF 59.70 FEET, TO A POINT;
COURSE No. 11: SOUTH 82°28'06" EAST, A DISTANCE OF 57.36 FEET, TO A POINT;
COURSE No. 12: NORTH 72°30'04" EAST, A DISTANCE OF 61.42 FEET, TO A POINT;
COURSE No. 13: NORTH 51°15'23" EAST, A DISTANCE OF 63.59 FEET, TO A POINT;
COURSE No. 14: NORTH 66°20'48" EAST, A DISTANCE OF 43.70 FEET, TO A POINT;
COURSE No. 15: SOUTH 83°50'39" EAST, A DISTANCE OF 54.17 FEET, TO A POINT;
COURSE No. 16: SOUTH 48°13'25" EAST, A DISTANCE OF 50.95 FEET, TO A POINT;
COURSE No. 17: SOUTH 39°49'11" EAST, A DISTANCE OF 56.91 FEET, TO A POINT;
COURSE No. 18: SOUTH 51°12'58" EAST, A DISTANCE OF 54.14 FEET, TO A POINT;
COURSE No. 19: SOUTH 67°20'36" EAST, A DISTANCE OF 55.52 FEET, TO A POINT;
COURSE No. 20: SOUTH 78°30'32" EAST, A DISTANCE OF 48.78 FEET, TO A POINT;
COURSE No. 21: SOUTH 79°29'16" EAST, A DISTANCE OF 87.75 FEET, TO A POINT;
COURSE No. 22: SOUTH 85°59'13" EAST, A DISTANCE OF 45.95 FEET, TO A POINT;
COURSE No. 23: SOUTH 60°18'39" EAST, A DISTANCE OF 94.07 FEET, TO A POINT, ON THE EAST LINE OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 26; RUN THENCE SOUTH 01°20'46" WEST, ALONG SAID EAST LINE OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 26, A DISTANCE OF 588.55 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 26; RUN THENCE SOUTH 88°38'48" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 26, A DISTANCE OF 1,323.55 FEET, TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 26; RUN THENCE NORTH 00°55'34" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, A DISTANCE OF 1,041.76 FEET, TO A POINT ON THE MEAN HIGH WATER LINE, AND THE POINT OF BEGINNING.

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

EXHIBIT "C"

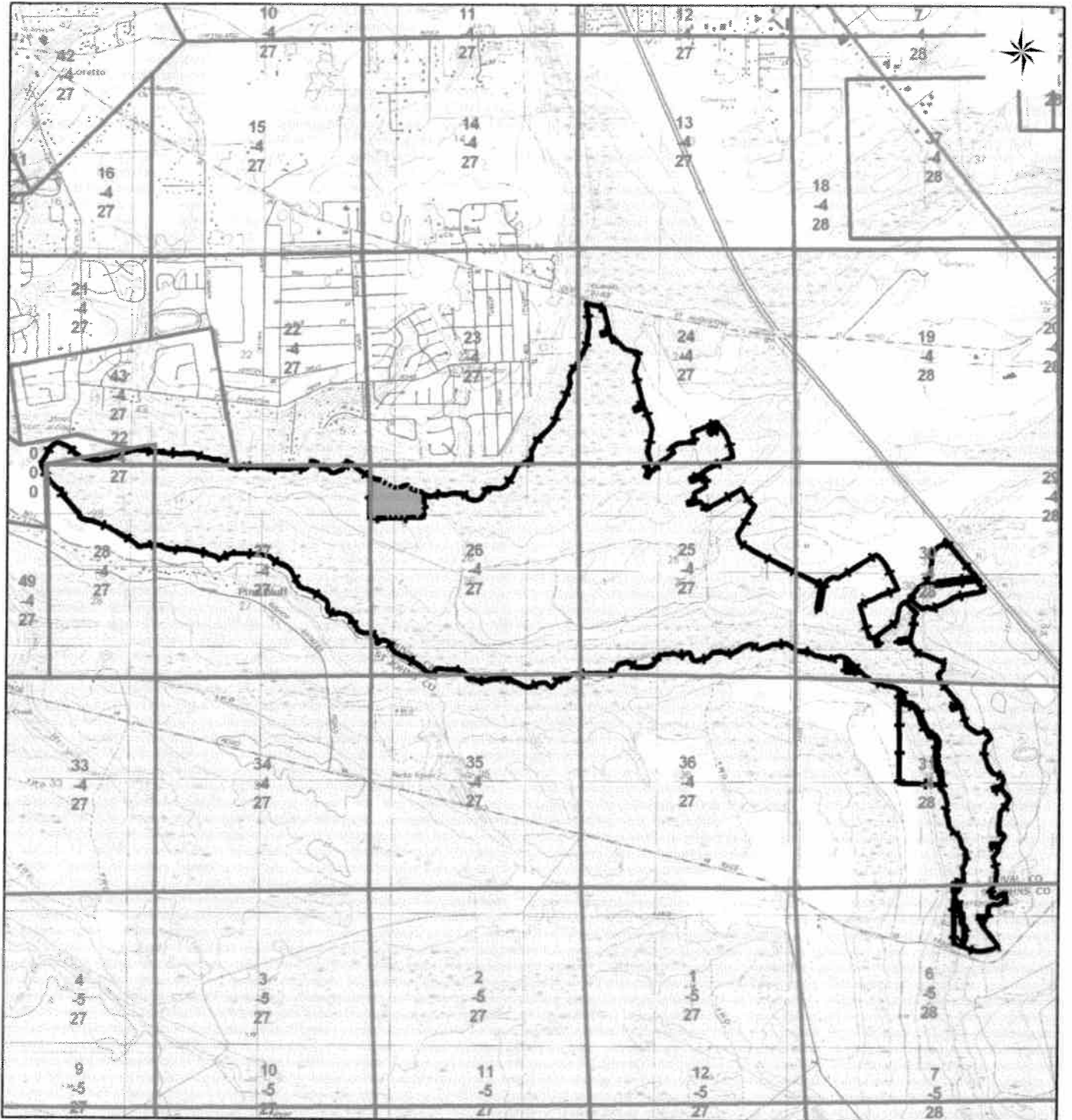




Exhibit "C"
Julington-Durbin Preserve
Location Map

 **First Parcel**
 **Second Parcel**

The St. Johns River Water Management District prepares and uses this information for its own purposes and this information may not be suitable for other purposes. This information is provided as is. Further documentation of this data can be obtained by contacting St. Johns River Water Management.