

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Isles of Bartram Park Community Development District  
c/o Governmental Management Services, LLC  
475 West Town Center, Suite 114  
St. Augustine, Florida 32092

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**AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND  
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**

THIS AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AMENDS AND  
RESTATES THE DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF  
IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE ISLES OF BARTRAM PARK  
COMMUNITY DEVELOPMENT DISTRICT RECORDED IN ST. JOHNS COUNTY OFFICIAL  
RECORDS BOOK 4145 PAGE 989 ("ORIGINAL DISCLOSURE")

**Board of Supervisors<sup>1</sup>  
Isles of Bartram Park Community Development District**

Maurice Rudolph  
Chairperson

Liam O'Reilly  
Assistant Secretary

David Stanton  
Vice Chairperson

Brad England  
Assistant Secretary

Vacant  
Assistant Secretary

District Manager  
Governmental Management Services, LLC  
475 West Town Center, Suite 114  
St. Augustine, Florida 32092  
(904) 940-5850

<http://www.islesofbartramparkcdd.com>

District records are on file at the offices of the District Manager and are available for public inspection upon request during normal business hours.

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of September 22, 2017. For a current list of Board Members, please contact the District Manager's office.

## **TABLE OF CONTENTS**

<b>Introduction .....</b>	<b>3</b>
<b>What is the District and how is it governed? .....</b>	<b>4</b>
<b>What infrastructure improvements does the District provide and how are the improvements paid for? .....</b>	<b>5</b>
<b>Assessments, Fees and Charges .....</b>	<b>6</b>
<b>Method of Collection.....</b>	<b>8</b>

# **ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**

## **INTRODUCTION**

The Isles of Bartram Park Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, and for certain improvements maintenance, of the following improvements: stormwater facilities (ponds), stormwater collection systems, water, wastewater and reuse utilities, entry features, offsite roadway improvements; and other related public infrastructure.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 2006-157 enacted by the County Commission of St. Johns County, Florida, which was effective on December 18, 2006. The District encompasses approximately 582 acres of land located entirely within the boundaries of the St. Johns County. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in St. Johns County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 582 acres located entirely within St. Johns County, Florida, the legal description of which is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program includes, but is not limited to the design, permitting and construction of: stormwater facilities (ponds), stormwater collection systems, water, wastewater and reuse utilities, entry features, and offsite roadway improvements. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted a Supplemental Engineer's Report, dated October 15, 2014 (the "Engineer's Report"), which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"). Copies of the Engineer's Report are available for review in the District's public records.

**Stormwater Facilities (Ponds) and Stormwater Collection System**

These improvements include the stormwater management facilities (ponds), the pond outfall control structures, and the stormwater collection systems.

**Water, Wastewater and Reuse Utilities**

These improvements include the potable water distribution system, the sanitary sewer collection system, the sanitary sewer lift stations, the sanitary sewer force main system, and the reuse water distribution system.

**Entry Features**

These improvements include the entry road features located adjacent to Race Track Road, the entry road between Race Track Road and the gatehouse, and the Race Track Road intersection improvements.

**Offsite Roadway Improvements**

This consists of the funding of the widening of a 0.65-mile segment of Race Track Road through a \$4 million payment to St. Johns County.

These public infrastructure improvements have been funded, in part, by the District's sale of bonds. It is anticipated that the remaining improvements will be funded through the contribution of infrastructure from the developer. On December 4, 2014, the Circuit Court of the State of Florida, in and for St. Johns County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$21,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On November 5, 2015, the District issued a series of bonds for purposes of financing a portion of the construction and acquisition costs of infrastructure for the Capital Improvement Plan (the "Series 2015 Project"). On that date, the District issued its Isles of Bartram Park Community Development District, Special Assessment Bonds, Series 2015, in the amount of \$6,725,000 (the "Series 2015 Bonds"). Proceeds of the Series 2015 Bonds were used to finance

the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2015 Project.

On August 28, 2017, the District issued a series of bonds for purposes of financing an additional portion of the construction and acquisition costs of infrastructure for the Capital Improvement Plan (the “Series 2017 Project”). On that date, the District issued its Isles of Bartram Park Community Development District, Special Assessment Bonds, Series 2017, in the amount of \$5,345,000 (the “Series 2017 Bonds”). Proceeds of the Series 2017 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2017 Project.

### **Assessments, Fees and Charges**

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2015 Bonds and Series 2017 Bonds, which benefit all property within the District. The annual debt service payments for the Series 2015 Bonds, including interest due thereon, are payable and secured by the levy of non-ad valorem or special assessments against lands within Phase One and Phase Two of the District (the “Series 2015 Assessment Area”). The legal description for the Series 2015 Assessment area is attached hereto as **Exhibit B**. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot within the Series 2015 Assessment Area will depend upon the type of property purchased. Provided below are the current annual debt assessment levels for the Series 2015 Assessment Area for the Series 2015 Bonds.

The current annual debt assessments for the Series 2015 Bonds per unit within the Series 2015 Assessment Area are as follows (the “Series 2015 Debt Assessments”):

<b>Product Type</b>	<b>Series 2015 Annual Assessment Level Per Unit</b>
Single Family 68’	\$1,205
Single Family 73’	\$1,388
Single Family 83’	\$1,458
Single Family 90’	\$1,572

Note: The annual assessments level amounts have been grossed up to include collection costs from St. Johns County and a maximum discount for early payment as authorized by law.

The annual debt service payments for the Series 2017 Bonds, including interest due thereon, are payable and secured by the levy of non-ad valorem or special assessments against lands within Phase Three and Phase Four of the District (the “Series 2017 Assessment Area”). A legal description of the Series 2017 Assessment Area is attached hereto as **Exhibit C**. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot within the Series 2017 Assessment Area will depend upon

the type of property purchased. Provided below are the current annual debt assessment levels for the Series 2017 Assessment Area for the Series 2017 Bonds.

The current annual debt assessments for the Series 2017 Bonds per unit within the Series 2017 Assessment Area are as follows (the “Series 2017 Debt Assessments”):

<b>Product Type</b>	<b>Series 2017 Annual Assessment Level Per Unit</b>
Single Family 43’	\$759
Single Family 53’	\$940
Single Family 63’	\$1,121
Single Family 68’	\$1,205
Single Family 73’	\$1,389
Single Family 83’	\$1,458
Single Family 90’	\$1,572

Note: The annual assessments level amounts have been grossed up to include collection costs from St. Johns County and a maximum discount for early payment as authorized by law.

Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review in the District’s public records.

The Series 2015 Debt Assessments and Series 2017 Debt Assessments described above exclude any operations and maintenance assessments (“O&M Assessments”) which may be determined and calculated annually by the District’s Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

### **Method of Collection**

The District's Series 2015 Debt Assessments, Series 2017 Debt Assessments and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the St. Johns County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Isles of Bartram Park Community Development District, 475 West Town Center, Suite 114, St. Augustine, Florida 32092, or call (904) 940-5850.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.



**IN WITNESS WHEREOF**, this Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017, and recorded in the Official Records of St. Johns County, Florida.

**ISLES OF BARTRAM PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: Maurice Rudolph  
Chairperson

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Maurice Rudolph, Chairperson of the Isles of Bartram Park Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## EXHIBIT A

### ISLES AT BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

#### METES AND BOUNDS DESCRIPTION OF EXTERNAL BOUNDARIES

A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF JULINGTON CREEK PLANTATION, PARCELS 63 AND 65, PHASE 2, AS RECORDED IN MAP BOOK 47, PAGE 57 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 76°24'29" EAST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED, 424.36 FEET TO THE NORTHERLY LINE OF JULINGTON CREEK UNIT 7 AS RECORDED IN MAP BOOK 18, PAGE 8 OF SAID PUBLIC RECORDS; THENCE NORTH 89°10'01" EAST, ALONG LAST SAID LINE, 2269.45 FEET TO THE EASTERLY LINE OF SAID JULINGTON CREEK UNIT 7; THENCE SOUTH 00°35'09" EAST, ALONG LAST SAID LINE, 583.11 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD; THENCE SOUTH 76°24'29" EAST, ALONG LAST SAID LINE AND THE EASTERLY PROLONGATION THEREOF, 2262.84 FEET; THENCE SOUTH 60°25'12" EAST, 307.25 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 338, PAGE 667 OF SAID PUBLIC RECORDS; THENCE NORTH 00°02'40" EAST, ALONG LAST SAID LINE, 186.82 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°13'34" EAST, ALONG LAST SAID LINE, 203.40 TO THE INTERSECTION WITH A LINE LYING 5.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 36, SAID SECTION LINE ALSO BEING THE DIVIDING LINE BETWEEN ST. JOHNS COUNTY AND DUVAL COUNTY, FLORIDA; THENCE NORTH 00°02'41" WEST, ALONG SAID PARALLEL LINE, 5106.83 FEET TO THE INTERSECTION WITH A LINE LYING 5.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID SECTION 25, SAID SECTION LINE ALSO BEING THE DIVIDING LINE BETWEEN ST. JOHNS COUNTY AND DUVAL COUNTY, FLORIDA; THENCE NORTH 01°06'12" WEST, ALONG LAST SAID PARALLEL LINE, 370 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE WESTERLY, ALONG SAID MEAN HIGH WATER LINE, 6240 FEET, MORE OR LESS TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1705, PAGE 1342 OF SAID PUBLIC RECORDS AND THE WEST LINE OF SAID SECTION 36; THENCE SOUTH 01°33'42" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF SAID JULINGTON CREEK PLANTATION, PARCELS 63 AND 65, PHASE 2, A DISTANCE OF 3690 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 582 ACRES, MORE OR LESS.

## EXHIBIT B

A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 00°02'41" WEST, ALONG THE EASTERLY LINE OF SECTION 36, A DISTANCE OF 855.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'19" WEST, 1360.85 FEET; THENCE SOUTH 00°00'00" EAST, 469.45 FEET; THENCE NORTH 76°24'29" WEST, 498.35 FEET; THENCE NORTH 29°45'52" WEST, 48.09 FEET; THENCE NORTH 12°34'07" WEST, 43.92 FEET; THENCE NORTH 00°16'02" EAST, 60.17 FEET; THENCE NORTH 04°05'48" WEST, 59.95 FEET; THENCE NORTH 18°16'13" WEST, 39.01 FEET; THENCE NORTH 09°43'59" WEST, 52.60 FEET; THENCE NORTH 58°05'14" EAST, 32.57 FEET; THENCE NORTH 03°59'54" WEST, 37.51 FEET; THENCE NORTH 12°22'20" WEST, 43.01 FEET; THENCE NORTH 02°16'51" WEST, 50.70 FEET; THENCE NORTH 02°14'44" WEST, 53.88 FEET; THENCE NORTH 23°53'36" WEST, 35.61 FEET; THENCE SOUTH 82°57'44" WEST, 46.91 FEET; THENCE NORTH 26°13'36" WEST, 53.82 FEET; THENCE NORTH 44°16'59" EAST, 72.41 FEET; THENCE SOUTH 81°54'30" WEST, 73.23 FEET; THENCE NORTH 70°15'55" WEST, 39.84 FEET; THENCE NORTH 54°53'51" WEST, 67.52 FEET; THENCE NORTH 34°02'38" WEST, 55.41 FEET; THENCE NORTH 61°23'17" WEST, 52.16 FEET; THENCE SOUTH 82°37'25" WEST, 42.00 FEET; THENCE SOUTH 64°54'11" WEST, 7.98 FEET; THENCE NORTH 86°21'31" WEST, 39.73 FEET; THENCE NORTH 84°29'11" WEST, 30.77 FEET; THENCE SOUTH 35°25'21" EAST, 41.10 FEET; THENCE SOUTH 75°16'03" WEST, 19.02 FEET; THENCE SOUTH 78°51'00" WEST, 38.21 FEET; THENCE NORTH 07°31'13" WEST, 138.11 FEET; THENCE NORTH 41°40'48" EAST, 63.29 FEET; THENCE NORTH 61°35'33" EAST, 56.19 FEET; THENCE NORTH 08°05'53" WEST, 44.38 FEET; THENCE NORTH 46°35'03" EAST, 33.44 FEET; THENCE SOUTH 49°00'52" EAST, 26.77 FEET; THENCE NORTH 51°46'21" EAST, 83.84 FEET; THENCE SOUTH 61°37'00" EAST, 33.38 FEET; THENCE NORTH 79°57'29" EAST, 8.45 FEET; THENCE NORTH 14°56'00" EAST, 73.14 FEET; THENCE NORTH 41°25'02" EAST, 54.48 FEET; THENCE NORTH 67°20'38" WEST, 38.97 FEET; THENCE SOUTH 85°52'22" WEST, 60.12 FEET; THENCE SOUTH 86°46'41" WEST, 49.41 FEET; THENCE SOUTH 42°54'58" EAST, 56.29 FEET; THENCE SOUTH 50°38'26" WEST, 39.79 FEET; THENCE SOUTH 83°59'15" WEST, 30.03 FEET; THENCE SOUTH 11°15'51" WEST, 24.49 FEET; THENCE NORTH 78°05'40" WEST, 34.02 FEET; THENCE NORTH 77°46'49" WEST, 48.52 FEET; THENCE SOUTH 84°33'34" WEST, 64.48 FEET; THENCE SOUTH 80°13'21" WEST, 58.04 FEET; THENCE NORTH 57°18'44" WEST, 53.15 FEET; THENCE NORTH 62°22'07" WEST, 49.24 FEET; THENCE NORTH 12°46'17" WEST, 53.73 FEET; THENCE SOUTH 83°14'47" WEST, 74.07 FEET; THENCE SOUTH 03°43'48" WEST, 62.42 FEET; THENCE SOUTH 38°09'36" WEST, 36.59 FEET; THENCE NORTH 73°29'31" WEST, 38.04 FEET; THENCE NORTH 74°24'53" WEST, 54.46 FEET; THENCE NORTH 45°07'50" WEST, 49.26 FEET; THENCE SOUTH 70°46'55" WEST, 57.36 FEET; THENCE NORTH 15°04'10" WEST, 38.54 FEET; THENCE NORTH 76°02'00" WEST, 63.14 FEET; THENCE NORTH 38°58'41" WEST, 42.52 FEET; THENCE NORTH 53°48'46" EAST, 48.20 FEET; THENCE NORTH 08°11'19" WEST, 52.46 FEET; THENCE NORTH 41°53'22" WEST, 37.92 FEET; THENCE NORTH 31°34'05" WEST, 69.83 FEET; THENCE NORTH 53°38'28" WEST, 63.29 FEET; THENCE NORTH 60°01'09" WEST, 52.15 FEET; THENCE NORTH 78°44'09" WEST, 68.87 FEET; THENCE NORTH 71°42'44" WEST, 54.88 FEET; THENCE NORTH 35°53'57" WEST, 37.53 FEET; THENCE NORTH 22°32'26" WEST, 37.01 FEET; THENCE SOUTH 50°55'37" WEST, 24.86 FEET; THENCE NORTH 45°48'24" WEST, 29.23 FEET; THENCE SOUTH 16°44'44" WEST, 27.19 FEET; THENCE NORTH 85°49'34" WEST, 21.91 FEET; THENCE NORTH 40°48'49" WEST, 13.68 FEET; THENCE NORTH 08°05'53" EAST, 33.84 FEET; THENCE NORTH 45°21'47" EAST, 37.31 FEET; THENCE NORTH 05°31'58" WEST, 20.59 FEET; THENCE NORTH 44°50'50" EAST, 21.12 FEET; THENCE NORTH 45°05'49" WEST, 15.69 FEET; THENCE SOUTH 58°56'13" WEST, 26.27 FEET; THENCE SOUTH 62°51'50" WEST, 36.72 FEET; THENCE NORTH 27°29'07" EAST, 47.12 FEET; THENCE

NORTH 38°58'44" WEST, 51.44 FEET; THENCE SOUTH 49°49'15" WEST, 30.32 FEET; THENCE NORTH 30°54'25" WEST, 24.34 FEET; THENCE NORTH 64°47'41" WEST, 75.49 FEET; THENCE NORTH 70°36'27" WEST, 52.36 FEET; THENCE NORTH 32°30'21" EAST, 20.25 FEET; THENCE NORTH 45°01'57" EAST, 7.36 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 842.86 FEET, AN ARC DISTANCE OF 254.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'20" WEST, 253.37 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" WEST, 133.20 FEET; THENCE NORTH 00°00'00" EAST, 150.00 FEET; THENCE NORTH 90°00'00" EAST, 133.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 692.86 FEET, AN ARC DISTANCE OF 244.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°53'55" EAST, 243.04 FEET; THENCE NORTH 22°00'00" WEST, 9.15 FEET; THENCE SOUTH 88°30'30" WEST, 25.93 FEET; THENCE NORTH 23°37'08" WEST, 71.36 FEET; THENCE NORTH 30°31'43" WEST, 95.97 FEET; THENCE NORTH 11°20'27" WEST, 84.01 FEET; THENCE NORTH 35°36'32" WEST, 47.40 FEET; THENCE NORTH 10°04'15" WEST, 34.41 FEET; THENCE NORTH 59°38'10" WEST, 39.30 FEET; THENCE NORTH 02°53'21" EAST, 85.76 FEET; THENCE NORTH 20°26'32" WEST, 46.89 FEET; THENCE NORTH 20°00'37" WEST, 53.21 FEET; THENCE NORTH 03°41'24" WEST, 46.36 FEET; THENCE SOUTH 70°00'00" WEST, 35.00 FEET; THENCE NORTH 09°45'04" WEST, 17.73 FEET; THENCE NORTH 70°00'00" EAST, 35.00 FEET; THENCE NORTH 40°32'32" WEST, 58.37 FEET; THENCE NORTH 25°08'04" WEST, 62.91 FEET; THENCE NORTH 53°19'53" WEST, 32.92 FEET; THENCE NORTH 02°23'50" WEST, 45.78 FEET; THENCE NORTH 29°27'09" WEST, 54.40 FEET; THENCE NORTH 30°46'49" WEST, 85.86 FEET; THENCE NORTH 55°20'13" WEST, 53.35 FEET; THENCE NORTH 42°51'42" WEST, 62.83 FEET; THENCE NORTH 34°13'23" WEST, 54.25 FEET; THENCE NORTH 29°25'51" WEST, 61.28 FEET; THENCE NORTH 12°18'31" WEST, 69.46 FEET; THENCE NORTH 11°48'07" WEST, 51.36 FEET; THENCE NORTH 04°13'51" EAST, 59.54 FEET; THENCE NORTH 43°11'39" EAST, 55.32 FEET; THENCE NORTH 24°23'45" EAST, 71.75 FEET; THENCE NORTH 38°57'01" EAST, 65.26 FEET; THENCE NORTH 23°31'05" EAST, 55.09 FEET; THENCE NORTH 72°25'00" EAST, 36.56 FEET; THENCE NORTH 31°06'28" EAST, 51.60 FEET; THENCE SOUTH 58°00'04" EAST, 47.77 FEET; THENCE NORTH 88°36'12" EAST, 57.77 FEET; THENCE SOUTH 49°45'41" EAST, 64.72 FEET; THENCE SOUTH 67°38'26" EAST, 50.59 FEET; THENCE SOUTH 60°09'08" EAST, 84.26 FEET; THENCE SOUTH 74°40'59" EAST, 65.04 FEET; THENCE SOUTH 49°49'27" EAST, 28.15 FEET; THENCE NORTH 28°01'16" EAST, 312.81 FEET; THENCE NORTH 59°27'06" WEST, 64.78 FEET; THENCE NORTH 60°51'56" WEST, 53.66 FEET; THENCE NORTH 71°25'04" WEST, 20.40 FEET; THENCE SOUTH 33°02'56" WEST, 70.32 FEET; THENCE NORTH 56°57'04" WEST, 40.00 FEET; THENCE NORTH 33°02'56" EAST, 60.00 FEET; THENCE NORTH 71°25'04" WEST, 2.46 FEET; THENCE NORTH 60°36'07" WEST, 34.19 FEET; THENCE NORTH 43°36'07" EAST, 186.30 FEET; THENCE NORTH 07°00'00" WEST, 205.58 FEET; THENCE NORTH 83°00'00" EAST, 19.85 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 53.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°23'15" EAST, 53.79 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 71°46'30" EAST, 312.10 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 88.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°34'52" EAST, 87.88 FEET; THENCE NORTH 16°00'00" WEST, 201.66 FEET; THENCE NORTH 29°41'54" WEST, 53.72 FEET; THENCE NORTH 17°52'18" EAST, 15.22 FEET; THENCE NORTH 27°28'33" EAST, 26.31 FEET; THENCE NORTH 02°43'04" WEST, 29.41 FEET; THENCE NORTH 04°34'19" EAST, 37.33 FEET; THENCE NORTH 02°29'02" WEST, 46.08 FEET; THENCE NORTH 67°26'49" EAST, 37.22 FEET; THENCE NORTH 71°39'45" EAST, 28.53 FEET; THENCE SOUTH 50°41'44" EAST, 89.59 FEET; THENCE NORTH 74°44'42" EAST, 27.53 FEET; THENCE NORTH 76°37'39" EAST, 37.54 FEET; THENCE NORTH 57°59'09" EAST, 26.71 FEET; THENCE NORTH 59°45'53"

EAST, 45.94 FEET; THENCE NORTH 84°03'08" EAST, 30.73 FEET; THENCE NORTH 51°03'55" EAST, 22.80 FEET; THENCE NORTH 51°05'11" EAST, 33.87 FEET; THENCE NORTH 81°25'34" EAST, 38.36 FEET; THENCE NORTH 54°53'06" EAST, 41.05 FEET; THENCE NORTH 77°11'29" EAST, 57.28 FEET; THENCE SOUTH 83°57'37" EAST, 28.84 FEET; THENCE NORTH 66°48'59" EAST, 50.99 FEET; THENCE NORTH 77°35'03" EAST, 51.27 FEET; THENCE NORTH 45°07'34" EAST, 41.43 FEET; THENCE NORTH 22°40'26" EAST, 25.44 FEET; THENCE SOUTH 74°08'37" EAST, 52.14 FEET; THENCE NORTH 84°51'17" EAST, 41.55 FEET; THENCE NORTH 75°21'14" EAST, 43.25 FEET; THENCE NORTH 86°25'57" EAST, 30.55 FEET; THENCE NORTH 75°53'52" EAST, 29.32 FEET; THENCE NORTH 12°38'08" WEST, 62.92 FEET; THENCE NORTH 24°28'08" WEST, 105.59 FEET; THENCE NORTH 13°40'28" EAST, 50.07 FEET; THENCE NORTH 15°24'06" EAST, 49.70 FEET; THENCE SOUTH 22°03'03" EAST, 30.57 FEET; THENCE SOUTH 05°03'35" EAST, 83.18 FEET; THENCE SOUTH 09°16'16" EAST, 64.57 FEET; THENCE SOUTH 17°58'22" EAST, 75.94 FEET; THENCE SOUTH 02°26'57" EAST, 43.73 FEET; THENCE NORTH 73°42'52" EAST, 36.94 FEET; THENCE SOUTH 09°12'21" EAST, 48.98 FEET; THENCE NORTH 78°45'45" EAST, 4.23 FEET; THENCE NORTH 08°48'05" WEST, 35.48 FEET; THENCE NORTH 41°31'27" EAST, 8.19 FEET; THENCE NORTH 05°24'34" WEST, 35.08 FEET; THENCE SOUTH 71°28'57" EAST, 23.55 FEET; THENCE SOUTH 07°19'36" EAST, 63.76 FEET; THENCE SOUTH 18°55'13" EAST, 103.59 FEET; THENCE SOUTH 57°15'38" EAST, 22.46 FEET; THENCE SOUTH 22°24'13" EAST, 49.48 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 85.00 FEET, AN ARC DISTANCE OF 7.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°35'50" EAST, 7.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 71°04'47" EAST, 122.23 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 58.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°47'32" EAST, 58.44 FEET; THENCE SOUTH 00°00'00" WEST, 111.11 FEET; THENCE NORTH 90°00'00" WEST, 55.00 FEET; THENCE NORTH 00°00'00" EAST, 46.01 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 85.00 FEET, AN ARC DISTANCE OF 123.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°21'16" WEST, 112.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 376.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°06'25" WEST, 304.00 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 23.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°45'54" WEST, 22.95 FEET; THENCE SOUTH 07°01'51" EAST, 192.87 FEET; THENCE NORTH 85°49'27" WEST, 27.03 FEET; THENCE NORTH 48°10'56" WEST, 6.75 FEET; THENCE SOUTH 54°43'52" WEST, 17.69 FEET; THENCE SOUTH 60°32'27" WEST, 50.38 FEET; THENCE SOUTH 57°57'51" EAST, 28.88 FEET; THENCE SOUTH 06°30'06" WEST, 246.74 FEET; THENCE SOUTH 51°15'20" WEST, 29.03 FEET; THENCE NORTH 65°36'34" WEST, 46.81 FEET; THENCE SOUTH 10°52'47" WEST, 36.31 FEET; THENCE SOUTH 50°18'25" EAST, 16.55 FEET; THENCE SOUTH 60°55'59" EAST, 58.76 FEET; THENCE SOUTH 20°37'35" EAST, 41.00 FEET; THENCE SOUTH 09°52'02" EAST, 48.02 FEET; THENCE SOUTH 20°07'19" WEST, 38.99 FEET; THENCE SOUTH 38°37'12" WEST, 71.06 FEET; THENCE NORTH 75°51'26" WEST, 101.01 FEET; THENCE NORTH 84°17'31" WEST, 60.48 FEET; THENCE NORTH 69°41'04" WEST, 73.68 FEET; THENCE NORTH 85°49'20" WEST, 77.43 FEET; THENCE SOUTH 69°36'12" WEST, 45.67 FEET; THENCE NORTH 80°25'57" WEST, 71.27 FEET; THENCE SOUTH 88°46'36" WEST, 54.71 FEET; THENCE SOUTH 86°26'30" WEST, 64.82 FEET; THENCE NORTH 76°19'54" WEST, 53.36 FEET; THENCE SOUTH 86°43'26" WEST, 81.30 FEET; THENCE SOUTH 87°23'27" WEST, 61.42 FEET; THENCE NORTH 81°51'11" WEST, 43.79 FEET; THENCE NORTH 89°03'19" WEST, 38.46 FEET; THENCE SOUTH 87°21'34" WEST, 43.65 FEET; THENCE NORTH 65°20'11" WEST, 36.18

FEET; THENCE SOUTH 28°01'16" WEST, 321.61 FEET; THENCE SOUTH 76°01'53" EAST, 56.05 FEET; THENCE SOUTH 10°29'38" WEST, 207.21 FEET; THENCE NORTH 79°30'22" WEST, 53.79 FEET; THENCE SOUTH 10°29'38" WEST, 132.16 FEET; THENCE SOUTH 83°20'57" EAST, 32.18 FEET; THENCE SOUTH 38°20'51" EAST, 25.97 FEET; THENCE SOUTH 22°09'44" EAST, 695.95 FEET; THENCE SOUTH 42°20'58" WEST, 75.05 FEET; THENCE SOUTH 67°50'16" WEST, 41.59 FEET; THENCE SOUTH 22°09'44" EAST, 138.80 FEET; THENCE NORTH 67°50'16" EAST, 78.00 FEET; THENCE SOUTH 22°09'44" EAST, 316.92 FEET; THENCE SOUTH 49°54'20" EAST, 428.55 FEET; THENCE SOUTH 76°18'06" EAST, 263.01 FEET; THENCE NORTH 26°32'21" EAST, 758.20 FEET; THENCE NORTH 79°47'50" EAST, 173.71 FEET; THENCE NORTH 80°44'23" EAST, 50.01 FEET; THENCE NORTH 79°54'55" EAST, 160.43 FEET; THENCE SOUTH 39°43'00" EAST, 69.83 FEET; THENCE NORTH 30°18'07" EAST, 68.00 FEET; THENCE NORTH 05°13'36" EAST, 44.78 FEET; THENCE SOUTH 54°23'23" EAST, 47.25 FEET; THENCE SOUTH 03°59'16" EAST, 78.03 FEET; THENCE NORTH 39°22'41" EAST, 109.01 FEET; THENCE SOUTH 45°23'20" EAST, 54.36 FEET; THENCE SOUTH 64°20'24" EAST, 45.51 FEET; THENCE SOUTH 11°08'59" EAST, 32.09 FEET; THENCE SOUTH 48°06'40" EAST, 60.40 FEET; THENCE NORTH 88°40'02" EAST, 47.37 FEET; THENCE SOUTH 55°25'35" EAST, 61.23 FEET; THENCE SOUTH 28°47'14" EAST, 67.38 FEET; THENCE SOUTH 32°14'12" EAST, 108.53 FEET; THENCE NORTH 67°26'32" EAST, 33.38 FEET; THENCE NORTH 02°45'20" EAST, 47.09 FEET; THENCE NORTH 04°06'30" EAST, 67.08 FEET; THENCE SOUTH 14°13'20" EAST, 36.82 FEET; THENCE SOUTH 74°36'02" EAST, 71.06 FEET; THENCE NORTH 33°39'35" EAST, 53.97 FEET; THENCE NORTH 59°27'27" EAST, 24.59 FEET; THENCE NORTH 18°02'49" EAST, 69.63 FEET; THENCE SOUTH 71°57'11" EAST, 40.00 FEET; THENCE SOUTH 18°02'49" WEST, 60.00 FEET; THENCE SOUTH 71°12'49" EAST, 8.85 FEET; THENCE SOUTH 00°49'14" WEST, 80.67 FEET; THENCE SOUTH 77°58'41" EAST, 66.71 FEET; THENCE NORTH 46°06'46" WEST, 58.04 FEET; THENCE SOUTH 89°33'14" EAST, 29.89 FEET; THENCE SOUTH 86°03'18" EAST, 60.42 FEET; THENCE SOUTH 07°39'14" WEST, 46.42 FEET; THENCE NORTH 34°10'34" EAST, 91.98 FEET; THENCE NORTH 88°51'57" EAST, 74.43 FEET; THENCE SOUTH 20°41'28" EAST, 47.21 FEET; THENCE SOUTH 08°51'39" WEST, 46.19 FEET; THENCE SOUTH 15°00'17" EAST, 44.96 FEET; THENCE SOUTH 42°15'14" WEST, 121.41 FEET; THENCE NORTH 57°19'44" WEST, 28.71 FEET; THENCE SOUTH 46°54'07" WEST, 34.57 FEET; THENCE SOUTH 68°32'06" WEST, 76.86 FEET; THENCE NORTH 75°27'31" WEST, 72.97 FEET; THENCE NORTH 82°22'59" WEST, 60.74 FEET; THENCE SOUTH 71°11'45" WEST, 82.64 FEET; THENCE SOUTH 45°12'33" WEST, 34.54 FEET; THENCE NORTH 89°41'11" WEST, 47.12 FEET; THENCE SOUTH 63°56'18" WEST, 50.32 FEET; THENCE SOUTH 76°34'51" WEST, 40.64 FEET; THENCE SOUTH 46°22'19" WEST, 59.89 FEET; THENCE SOUTH 08°57'31" WEST, 70.71 FEET; THENCE SOUTH 20°01'45" EAST, 50.33 FEET; THENCE SOUTH 76°57'16" EAST, 41.45 FEET; THENCE NORTH 58°53'20" EAST, 37.86 FEET; THENCE NORTH 74°48'34" EAST, 77.52 FEET; THENCE NORTH 83°58'40" EAST, 74.81 FEET; THENCE SOUTH 78°28'27" EAST, 55.22 FEET; THENCE NORTH 85°24'14" EAST, 43.84 FEET; THENCE NORTH 66°50'27" EAST, 35.57 FEET; THENCE NORTH 59°07'46" EAST, 50.99 FEET; THENCE NORTH 41°20'13" EAST, 66.61 FEET; THENCE NORTH 70°30'12" EAST, 68.80 FEET; THENCE SOUTH 33°12'12" EAST, 43.00 FEET; THENCE SOUTH 69°25'03" EAST, 56.98 FEET; THENCE NORTH 31°39'55" EAST, 21.85 FEET; THENCE SOUTH 66°03'20" EAST, 80.94 FEET; THENCE NORTH 25°26'41" EAST, 37.07 FEET; THENCE SOUTH 73°15'47" EAST, 62.78 FEET; THENCE SOUTH 81°56'51" EAST, 69.33 FEET; THENCE SOUTH 64°38'27" EAST, 55.54 FEET; THENCE NORTH 66°48'18" EAST, 54.24 FEET; THENCE NORTH 41°09'03" EAST, 43.11 FEET; THENCE NORTH 31°29'02" EAST, 41.16 FEET; THENCE NORTH 01°38'33" WEST, 40.19 FEET; THENCE NORTH 55°20'54" EAST, 34.25 FEET; THENCE NORTH 42°45'03" EAST, 69.14 FEET; THENCE NORTH 60°27'21" EAST, 48.95 FEET; THENCE NORTH 60°20'14" EAST, 52.67 FEET; THENCE NORTH 58°46'24" EAST, 39.91 FEET; THENCE NORTH 81°31'43" EAST, 30.47 FEET; THENCE NORTH 52°38'35" EAST, 33.88 FEET; THENCE SOUTH 21°41'52" EAST, 33.71 FEET; THENCE NORTH 71°31'55" EAST, 42.14 FEET TO THE AFORESAID EASTERLY LINE OF SECTION 36; THENCE SOUTH 00°02'41" EAST, ALONG LAST SAID LINE, 1372.31 FEET TO THE POINT OF BEGINNING.

**PARCEL 1:**

**Celestina Phase 2 Takedown - Parcel "A"**

A portion of Tract "A", as depicted on the plat of Celestina Phase 1B, as recorded in Map Book 75, pages 61 through 78 of the Public Records of St. Johns County, Florida, together with a portion of Section 36, Township 4 South, Range 27 East of said county, also being a portion of those lands described and recorded in Official Records Book 1998, page 1303 of said Public Records, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of Tract "E", of said Celestina Phase 1B; thence North 67°50'16" East, along the Northerly line of said Tract "E" and along the Southerly line of Lot 234 of said plat, a distance of 81.44 feet to the Northeasterly corner of Tract "FD3", of said plat and the Point of Beginning.

From said Point of Beginning, thence continue North 67°50'16" East, along said Southerly line of Lot 234, a distance of 41.59 feet; thence North 42°20'58" East, continuing along said Southerly line and its Northeasterly prolongation thereof, 75.05 feet; thence North 22°09'44" West, 577.98 feet to a point lying on the Easterly line of said Celestina Phase 1B; thence Southeasterly, along said Easterly line, the following 4 courses: Course 1, thence Due East, 761.94 feet; Course 2, thence South 44°49'57" East, 532.42 feet; Course 3, thence South 29°17'49" East, 322.75 feet; Course 4, thence South 26°32'21" West, 758.20 feet; thence North 76°18'06" West, departing said Easterly line, 263.01 feet; thence North 49°54'20" West, 428.55 feet; thence North 22°09'44" West, 316.92 feet; thence South 67°50'16" West, 78.00 feet to the Southeasterly corner of said Tract "FD3"; thence North 22°09'44" West, along the Easterly line of said Tract "FD3", a distance of 138.80 feet to the Point of Beginning.

Containing 24.97 acres, more or less.

**PARCEL 2:**

**Celestina Phase 2 Takedown - Parcel "B"**

A portion of Tracts "M" and "O", together with Azura Point, as depicted on the plat of Celestina Phase 1B, as recorded in Map Book 75, pages 61 through 78, of the Public Records of St. Johns County, Florida, also together with a portion of Section 36, Township 4 South, Range 27 East of said county, also being a portion of those lands described and recorded in Official Records Book 1998, page 1303 of said Public Records, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 36; thence North 00°02'41" West, along the Easterly line of said Section 36, a distance of 4001.39 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 3888, page 1194 of said Public Records; thence Due West along the Northerly line of last said lands, 2129.02 feet to a point lying on the Easterly line of said Celestina Phase 1B; thence North

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07°01'51" West, departing said Northerly line and along said Easterly line, 368.69 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 07°01'51" West, along said Easterly line of Celestina Phase 1B, 192.87 feet to a point on a curve concave Southerly having a radius of 50.00 feet; thence Easterly continuing along said Easterly line and along the arc of said curve, through a central angle of 26°31'55", an arc length of 23.15 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 83°45'54" East, 22.95 feet; thence Northeasterly continuing along said Easterly line and its Northerly prolongation, and along the arc of a curve concave Northwesterly having a radius of 170.00 feet, through a central angle of 126°47'17", an arc length of 376.19 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 46°06'25" East, 304.00 feet; thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 85.00 feet, through a central angle of 83°16'59", an arc length of 123.55 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 24°21'16" East, 112.96 feet; thence Due South, 46.01 feet; thence Due East, 55.00 feet to a point lying on said Easterly line of Celestina Phase 1B; thence Northwesterly along said Easterly line, the following 6 courses: Course 1, thence Due North, 111.11 feet to a point on a curve concave Southerly having a radius of 250.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 13°25'29", an arc length of 58.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°47'32" West, 58.44 feet; Course 3, thence South 71°04'47" West, 122.23 feet to the point of curvature of a curve concave Northerly having a radius of 85.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of 16°40'53", an arc length of 24.75 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 79°25'14" West, 24.66 feet; Course 5, thence North 18°55'13" West, 167.33 feet; Course 6, thence North 07°19'36" West, 63.76 feet; thence South 71°28'54" East, departing said Easterly line, 12.75 feet; thence North 77°34'25" East, 28.88 feet; thence North 54°01'21" East, 49.96 feet; thence South 79°04'42" East, 44.14 feet; thence North 71°50'03" East, 48.62 feet; thence North 73°30'41" East, 38.29 feet; thence South 61°47'38" East, 52.64 feet; thence South 86°22'21" East, 29.59 feet; thence South 51°48'57" East, 50.96 feet; thence North 81°32'01" East, 68.58 feet; thence North 69°29'03" East, 34.62 feet; thence South 78°02'16" East, 41.00 feet; thence South 85°07'09" East, 34.79 feet; thence North 43°25'14" East, 36.62 feet; thence North 82°37'49" East, 24.81 feet; thence North 80°41'41" East, 89.22 feet; thence North 86°07'52" East, 69.46 feet; thence South 89°55'49" East, 41.04 feet; thence North 82°28'24" East, 41.16 feet; thence South 10°00'00" East, 168.61 feet; thence North 80°00'00" East, 56.40 feet; thence South 10°00'00" East, 180.00 feet; thence South 39°35'38" East, 213.03 feet; thence South 12°19'56" East, 130.00 feet; thence South 07°31'58" West, 53.16 feet; thence South 12°19'56" East, 178.61 feet; thence South 50°47'00" West, 36.94 feet; thence South 81°56'17" West, 52.39 feet; thence South 60°36'54" West, 40.00 feet; thence South 28°15'06" West, 18.79 feet; thence South 75°01'53" West, 48.72 feet; thence South 60°36'29" West, 43.72 feet; thence North 59°09'33" West, 17.16 feet; thence North 33°31'45" West, 47.81 feet; thence North 65°32'20" West, 33.01 feet; thence North 72°47'04" West, 52.24 feet; thence South 75°54'38" West, 54.14 feet; thence South 74°29'03" West, 72.66 feet; thence North 72°37'15" West, 28.53 feet; thence North 47°58'30" West, 44.55 feet; thence North 17°27'36" West, 8.73 feet; thence South 87°18'41" East, 41.70 feet; thence North 06°01'03" West, 15.04 feet; thence South 78°59'08" West, 26.36 feet; thence North 79°40'00" West, 70.32 feet; thence North 77°27'44" West, 60.04 feet; thence North 72°02'28" West, 86.56 feet; thence North 16°21'12" West, 48.11 feet; thence North 42°04'16" West, 48.48



feet; thence South 00°56'34" West, 69.80 feet; thence North 81°21'27" West, 45.39 feet; thence North 49°35'09" West, 53.63 feet; thence South 00°28'47" East, 40.21 feet; thence North 82°47'24" West, 50.44 feet; thence North 59°34'07" West, 40.40 feet; thence South 44°01'48" West, 24.63 feet; thence North 53°58'25" West, 29.69 feet; thence South 66°14'52" West, 89.45 feet; thence North 85°49'27" West, 106.18 feet to the Point of Beginning.

Containing 16.87 acres, more or less.

### **PARCEL 3:**

#### **Celestina Phase 2 Takedown - Parcel "C"**

A portion of Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1998, page 1303 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Tract T-15, as depicted on the plat of Julington Creek Plantation Parcels 63 and 65 Phase 2, as recorded in Map Book 47, pages 56 through 63, of said Public Records, said corner lying on the Westerly line of said Section 36; thence North 01°33'42" West, along said Westerly line, 622.09 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 01°33'42" West, along said Westerly line of Section 36, a distance of 1036.48 feet, thence North 88°26'18" East, departing said Westerly line, 1001.66 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 62°22'19", an arc length of 32.66 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 60°22'32" East, 31.07 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 780.00 feet, through a central angle of 20°48'37", an arc length of 283.30 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 39°35'41" East, 281.75 feet; thence South 50°00'00" East, 7.58 feet to the point of curvature of a curve concave Southwesterly having a radius of 170.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 35°50'59", an arc length of 106.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 32°04'30" East, 104.64 feet; thence North 75°50'59" East, 130.00 feet; thence North 20°40'48" East, 77.37 feet; thence North 65°23'43" East, 170.18 feet; thence South 34°56'50" East, 18.74 feet; thence South 51°01'15" East, 11.19 feet; thence South 07°35'36" East, 52.21 feet; thence South 34°58'54" East, 33.62 feet; thence South 58°11'49" West, 23.52 feet; thence South 20°32'34" East, 44.27 feet; thence South 06°57'08" East, 37.93 feet; thence South 17°00'39" East, 46.71 feet; thence South 11°14'12" West, 49.14 feet; thence South 13°49'25" West, 27.71 feet; thence South 58°01'09" West, 23.13 feet; thence South 29°34'02" East, 27.76 feet; thence North 66°13'34" East, 29.51 feet; thence South 23°52'35" East, 29.47 feet; thence South 21°12'32" West, 30.04 feet; thence North 76°10'00" East, 51.18 feet; thence South 64°14'05" East, 21.45 feet; thence South 57°47'30" West, 76.17 feet; thence South 59°48'48" East, 99.88 feet; thence South 68°36'32" East, 23.76 feet; thence South 33°20'35" East, 27.64 feet; thence South 12°38'44" West, 27.72 feet; thence South 37°51'11" West, 38.20 feet; thence South 49°15'14" East, 19.90 feet to a point lying on the Westerly line of Celestina Phase 1B, as recorded in Map Book 75, pages 61 through 78, of said Public Records; thence Southerly along said Westerly line the following 5 courses: Course 1, thence Westerly along the arc of a curve concave Northerly having a radius of 692.86 feet, through a central angle of 02°34'24", an arc length of 31.12 feet to the point of tangency of said curve, said arc being subtended by a chord

bearing and distance of South 88°42'48" West, 31.12 feet; Course 2, thence Due West, 133.20 feet; Course 3, thence Due South, 150.00 feet; Course 4, thence Due East, 133.20 feet to the point of curvature of a curve concave Northerly having a radius of 842.86 feet; Course 5, thence Easterly along the arc of said curve, through a central angle of 05°14'54", an arc length of 77.21 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 87°22'33" East, 77.18 feet; thence South 65°53'14" East, departing said Westerly line, 0.76 feet; thence South 52°20'37" East, 22.21 feet; thence South 25°24'20" West, 49.05 feet; thence North 68°28'48" East, 23.40 feet; thence South 27°28'35" West, 37.20 feet; thence South 48°33'32" East, 35.21 feet; thence South 31°18'39" West, 22.09 feet; thence South 40°30'18" East, 26.95 feet; thence South 21°17'34" West, 21.82 feet; thence South 09°48'26" East, 40.09 feet; thence South 33°21'10" West, 13.94 feet; thence South 62°09'29" West, 32.22 feet; thence South 34°24'39" East, 38.19 feet; thence South 27°35'20" West, 30.03 feet; thence South 84°27'53" East, 63.87 feet; thence South 19°58'37" East, 28.44 feet; thence South 29°38'48" East, 41.13 feet; thence South 32°42'54" West, 16.80 feet; thence North 66°16'30" West, 57.65 feet; thence South 20°57'21" West, 47.39 feet; thence South 21°01'37" East, 30.46 feet; thence South 38°58'44" West, 45.41 feet; thence South 53°06'49" West, 68.62 feet; thence North 69°21'39" West, 33.51 feet; thence North 38°57'27" West, 36.79 feet; thence North 14°52'16" East, 44.98 feet; thence North 31°47'36" East, 56.24 feet; thence North 42°07'43" West, 53.36 feet; thence North 30°05'38" West, 43.01 feet; thence North 44°37'06" West, 66.39 feet; thence North 58°55'35" West, 57.25 feet; thence North 34°02'59" East, 33.75 feet; thence North 17°58'32" West, 22.49 feet; thence North 65°23'43" East, 17.32 feet; thence South 40°19'39" East, 29.37 feet; thence North 03°15'01" East, 37.21 feet; thence North 17°18'14" West, 29.28 feet; thence South 42°17'46" West, 53.23 feet; thence South 74°49'20" West, 61.89 feet; thence South 56°54'25" West, 34.92 feet; thence North 55°39'14" West, 145.05 feet; thence North 26°39'11" West, 82.40 feet; thence North 64°19'45" West, 120.00 feet to a point on a curve concave Northwesterly having a radius of 200.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 05°58'56", an arc length of 20.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 22°40'48" West, 20.87 feet; thence South 25°40'15" West, 132.86 feet to the point of curvature of a curve concave Easterly having a radius of 545.00 feet; thence Southerly along the arc of said curve, through a central angle of 26°30'14", an arc length of 252.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 12°25'08" West, 249.86 feet; thence South 00°49'59" East, 175.63 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 44°10'01" West, 42.43 feet; thence South 89°10'01" West, 220.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°49'59" West, 42.43 feet; thence North 00°49'59" West, 116.57 feet to the point of curvature of a curve concave Westerly having a radius of 505.00 feet; thence Northerly along the arc of said curve, through a central angle of 17°45'59", an arc length of 156.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 09°42'58" West, 155.97 feet; thence South 71°24'02" West, 120.00 feet; thence South 59°00'34" West, 51.38 feet; thence South 73°17'12" West, 127.25 feet to a point on a curve concave Southwesterly having a radius of 200.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 76°12'14", an arc length of 266.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 52°49'21" West, 246.82 feet; thence South 89°04'33" West, 87.64 feet; thence North 78°26'05" West, 221.08 feet to the Point of Beginning.

Containing 41.53 acres, more or less.

## EXHIBIT C



Fidelity National Title Insurance Company

Policy No.: 5883-5-5886298-2017.2730609-211234269

Order No.: 5886298

Customer Reference: 05237/06437

(Phase 3 Uplands)

### EXHIBIT "A"

#### PARCEL 1:

##### Celestina Phase 3 Takedown - Parcel A

A portion Tracts "B" and "C" as depicted on Celestina Phase 1A, a plat recorded in Map Book 74, pages 68 through 85 of the Public Records of St. Johns County, Florida, together with a portion of Section 36, Township 4 South, Range 27 East, of said county, also being a portion of those lands described and recorded in Official Records Book 1998, page 1303, of said Public Records, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Celestina Phase 1A, said corner lying on the Easterly line of said Section 36; thence South 00°02'41" East, along said Easterly line, 646.68 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 338, page 667, of said Public Records; thence South 89°13'34" West, departing said Easterly line and along the Northerly line of last said lands, 208.40 feet to the Northwesterly corner thereof; thence South 00°02'40" West, along the Westerly line of said Official Records Book 338, page 667, of said Public Records, a distance of 186.82 feet to the Northerly right of way line of Race Track Road, a variable width right of way as presently established; thence North 60°25'12" West, departing said Westerly line and along said Northerly right of way line, 307.25 feet; thence North 76°24'29" West, continuing along said Northerly right of way line, 911.14 feet to the Southeasterly most corner of those lands described and recorded in Official Records Book 3888, page 1782, of said Public Records; thence Due North, departing said Northerly right of way line and along the Easterly line of said Official Records Book 3888, page 1782, of said Public Records, a distance of 47.15 feet to a point on a curve concave Westerly having a radius of 46.93 feet; thence Northerly, departing said Easterly line and along the arc of said curve, through a central angle of 27°00'48", an arc length of 22.12 feet to a point lying on said Easterly line of Official Records Book 3888, page 1782, of said Public Records, said arc being subtended by a chord bearing and distance of Due North, 21.92 feet; thence Due North, along said Easterly line, 241.86 feet to a point on a curve concave Southeasterly having a radius of 125.00 feet; thence Northeasterly, departing said Easterly line and along the arc of said curve, through a central angle of 43°02'33", an arc length of 93.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°44'30" East, 91.71 feet; thence North 76°15'46" East, 103.27 feet to a point of curvature of a curve concave Southerly having a radius of 182.00 feet, said point lying on the Easterly line of said Celestina Phase 1A; thence Easterly, along said Easterly line, the following 7 courses: Course 1, thence Easterly along the arc of said curve, through a central angle of 69°48'10", an arc length of 221.73 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 68°50'09" East, 208.27 feet; Course 2, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 100.00 feet, through a central angle of 42°28'25", an arc length of 74.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 55°10'16" East, 72.44 feet; Course 3, thence South 76°24'29" East, 496.55 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; Course 4, thence Northeasterly along the arc of said curve, through a central angle of 115°43'27", an arc length of 60.59 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 45°43'48" East, 50.81 feet; Course 5, thence Northerly along the arc of a curve concave Easterly having a radius of 685.77 feet, through a central angle of 22°13'35", an arc length of 266.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 01°01'09" West, 264.36 feet; Course 6, thence Northerly along the

30609

2 of 14

ALTA Owner's Policy (6/17/06)  
(with Florida Modifications)

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Fidelity National Title Insurance Company

Policy No.: 5883-5-5886298-2017.2730609-211234269  
Order No.: 5886298  
Customer Reference: 05237/06437  
(Phase 3 Uplands)

# EXHIBIT "A"

arc of a curve concave Westerly having a radius of 30.00 feet, through a central angle of 29°36'36", an arc length of 15.50 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 04°42'40" West, 15.33 feet; Course 7, thence North 89°57'19" East, 418.90 feet to the Point of Beginning.

## PARCEL 2:

### Celestina Phase 3 Takedown - Parcel B

A portion of Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1998, page 1303, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of Lot 173, as depicted on Celestina Phase 1A, a plat recorded in Map Book 74, pages 68 through 85, of said Public Records; thence South 79°47'50" West, along the Northerly line of said Lot 173 and the Northerly line of Tract "M", as depicted on said Celestina Phase 1A, a distance of 173.71 feet to a point lying on the Easterly line of Celestina Phase 2A, a plat recorded in Map Book 77, pages 84 through 90, of said Public Records; thence North 29°17'49" West, along said Easterly line, 322.75 feet; thence North 44°49'57" West, continuing along said Easterly line, 532.42 feet; thence North 10°12'12" West, departing said Easterly line, 146.77 feet; thence North 07°44'28" East, 147.29 feet; thence North 07°37'37" East, 162.89 feet to the Southeasterly corner of Upland Buffer W4 as described and recorded in Official Records Book 4143, page 1323, of said Public Records; thence North 08°31'08" East, along the Easterly line of said Upland Buffer W4, a distance of 26.01 feet, to the Northeasterly corner thereof; thence North 07°48'16" East, 31.54 feet; thence South 82°11'44" East, 40.00 feet; thence South 07°48'16" West, 32.56 feet to the Northwesterly corner of Upland Buffer W5 of said Official Records Book 4143, page 1323; thence Easterly along the Northerly line of said Upland Buffer W5 the following 56 courses: Course 1, thence South 80°24'18" East, 34.37 feet; Course 2, thence North 76°48'56" East, 54.33 feet; Course 3, thence South 87°49'31" East, 56.55 feet; Course 4, thence South 76°00'43" East, 29.84 feet; Course 5, thence South 80°26'56" East, 41.75 feet; Course 6, thence South 63°10'50" East, 26.15 feet; Course 7, thence South 75°12'21" East, 38.42 feet; Course 8, thence North 60°29'52" East, 34.61 feet; Course 9, thence South 44°21'18" East, 22.13 feet; Course 10, thence South 50°06'11" West, 37.88 feet; Course 11, thence South 50°24'07" East, 1.26 feet; Course 12, thence South 57°31'39" West, 37.39 feet; Course 13, thence South 05°38'04" East, 27.01 feet; Course 14, thence North 85°38'34" East, 36.29 feet; Course 15, thence North 74°42'58" East, 48.09 feet; Course 16, thence North 24°28'15" East, 24.23 feet; Course 17, thence North 03°54'15" East, 21.84 feet; Course 18, thence North 62°09'23" East, 32.32 feet; Course 19, thence South 04°34'09" East, 51.23 feet; Course 20, thence South 40°01'03" West, 36.76 feet; Course 21, thence South 18°44'59" East, 41.36 feet; Course 22, thence South 16°14'02" East, 47.01 feet; Course 23, thence South 18°31'31" West, 30.53 feet; Course 24, thence South 02°16'03" East, 34.22 feet; Course 25, thence South 71°09'02" West, 23.65 feet; Course 26, thence South 73°14'06" East, 46.63 feet; Course 27, thence South 35°45'31" East, 54.13 feet; Course 28, thence South 09°12'11" East, 32.00 feet; Course 29, thence South 09°22'58" East, 49.20 feet; Course 30, thence North 20°57'24" East, 22.71 feet; Course 31, thence South 41°07'08" East, 55.65 feet; Course 32, thence South 16°07'13" East, 18.42 feet; Course 33, thence North 66°00'38" East, 63.72 feet; Course 34, thence South 72°01'12" East, 52.77 feet; Course 35, thence South 22°37'23" East, 66.28 feet; Course 36, thence South 21°04'18" East, 53.02 feet; Course 37, thence South 62°47'33" East, 44.95 feet; Course 38, thence South 83°55'08" East, 49.54 feet; Course 39, thence

30609

3 of 14

ALTA Owner's Policy (6/17/06)  
(with Florida Modifications)

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**EXHIBIT "A"**

South 52°17'55" East, 53.01 feet; Course 40, thence North 87°45'03" East, 60.64 feet; Course 41, thence North 73°54'54" East, 33.85 feet; Course 42, thence South 03°17'25" West, 34.95 feet; Course 43, thence North 88°04'14" West, 57.50 feet; Course 44, thence South 64°26'23" West, 61.30 feet; Course 45, thence South 52°40'40" East, 43.73 feet; Course 46, thence South 14°54'59" West, 20.85 feet; Course 47, thence North 80°36'55" East, 36.87 feet; Course 48, thence South 27°54'58" East, 48.34 feet; Course 49, thence South 30°21'56" West, 38.14 feet; Course 50, thence South 16°49'31" East, 80.01 feet; Course 51, thence South 08°54'10" East, 42.17 feet; Course 52, thence North 45°02'12" West, 21.36 feet; Course 53, thence South 24°00'16" West, 68.72 feet; Course 54, thence South 19°41'04" East, 75.75 feet; Course 55, thence South 03°41'14" West, 50.94 feet; Course 56, thence South 39°43'00" East, 18.31 feet; thence South 79°54'55" West, departing said Easterly line and along the Northerly line of said Celestina Phase 1A, a distance of 160.43 feet; thence South 80°44'23" West, continuing along said Northerly line, 50.01 feet to the Point of Beginning.

**PARCEL 3:**

Celestina Phase 3 Takedown - Parcel C

A portion of Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1998, page 1303, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Lot 378 as depicted on Celestina Phase 1B, a plat recorded in Map Book 75, pages 61 through 78, of said Public Records; thence South 16°00'00" East, along the Westerly line of said Lot 378 and its Southerly prolongation, 201.66 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 3888, page 1782, of said Public Records; thence Southwesterly, along said Northerly line, along the Westerly line of said Celestina Phase 1B and along the arc of a curve concave Northwesterly, having a radius of 275.00 feet, through a central angle of 18°23'15", an arc length of 88.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 62°34'52" West, 87.88 feet; thence Westerly along said Westerly line of Celestina Phase 1B, the following 5 courses: Course 1, thence South 71°46'30" West, 312.10 feet to the point of curvature of a curve concave Northerly having a radius of 275.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 11°13'30", an arc length of 53.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°23'15" West, 53.79 feet; Course 3, thence South 83°00'00" West, 19.85 feet; Course 4, thence South 07°00'00" East, 205.58 feet; Course 5, thence South 43°36'07" West, 186.30 feet to a point lying on the Southwesterly line of Upland Buffer W11 as described and recorded in Official Records Book 4143, page 1323, of said Public Records; thence Northwesterly, along said Southwesterly line, the following 14 courses: Course 1, thence North 60°36'07" West, 24.14 feet; Course 2, thence North 63°43'57" West, 49.54 feet; Course 3, thence North 67°11'57" West, 72.13 feet; Course 4, thence North 53°08'05" West, 57.90 feet; Course 5, thence North 46°01'34" West, 77.86 feet; Course 6, thence North 64°22'55" West, 38.80 feet; Course 7, thence North 57°49'16" West, 65.69 feet; Course 8, thence North 32°36'11" West, 59.51 feet; Course 9, thence North 43°43'05" West, 54.64 feet; Course 10, thence North 57°23'13" West, 38.61 feet; Course 11, thence North 17°29'18" West, 37.38 feet; Course 12, thence North 47°23'18" West, 55.73 feet; Course 13, thence North 10°20'12" West, 37.98 feet; Course 14, thence North 05°11'19" West, 48.57 feet to the Northwesterly corner of said Upland Buffer W11; thence Northeasterly along the Northerly line of last said lands, the following 26





**EXHIBIT "A"**

courses: Course 1, thence North 30°43'04" East, 25.52 feet; Course 2, thence North 47°04'54" East, 29.67 feet; Course 3, thence South 82°05'13" East, 34.18 feet; Course 4, thence North 53°01'13" East, 17.65 feet; Course 5, thence South 68°53'34" East, 36.91 feet; Course 6, thence South 85°25'11" East, 54.54 feet; Course 7, thence North 61°15'25" East, 144.56 feet; Course 8, thence South 76°05'13" East, 40.78 feet; Course 9, thence South 68°22'38" East, 23.60 feet; Course 10, thence South 76°08'30" East, 47.85 feet; Course 11, thence North 89°15'54" East, 46.94 feet; Course 12, thence North 87°12'34" East, 58.07 feet; Course 13, thence South 80°48'57" East, 31.14 feet; Course 14, thence North 71°42'17" East, 21.07 feet; Course 15, thence North 78°51'18" East, 51.60 feet; Course 16, thence North 64°47'09" East, 64.01 feet; Course 17, thence North 65°11'26" East, 31.32 feet; Course 18, thence South 87°14'19" East, 31.59 feet; Course 19, thence North 57°56'29" East, 41.13 feet; Course 20, thence North 61°07'48" East, 34.43 feet; Course 21, thence North 78°37'49" East, 31.35 feet; Course 22, thence North 76°43'13" East, 40.72 feet; Course 23, thence North 77°58'24" East, 54.10 feet; Course 24, thence North 50°14'39" East, 25.33 feet; Course 25, thence North 22°25'34" East, 33.37 feet; Course 26, thence North 17°52'22" East, 24.88 feet to the Northeasterly corner thereof, said corner lying on said Westerly line of Celestina Phase 1B; thence South 29°41'54" East, along the Easterly line of said Upland Buffer W11 and along said Westerly line, 53.72 feet to the Point of Beginning.

**PARCEL 4:**

Celestina Phase 3 Takedown - Parcel D

A portion of Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1998, page 1303, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Tract T-15, as depicted on Julington Creek Plantation Parcels 63 and 65 Phase 2, a plat recorded in Map Book 47, pages 56 through 63, of said Public Records, said corner lying on the Westerly line of said Section 36; thence North 01°33'42" West, along said Westerly line, 1658.57 feet to the Northwesterly corner of Parcel 3, as described and recorded in Official Records Book 4074, page 718, of said Public Records; thence North 88°26'18" East, departing said Westerly line and along the Northerly line said Official Records Book 4074, page 718, a distance of 565.84 feet to the Point of Beginning.

From said Point of Beginning, thence North 01°33'42" West, departing said Northerly line, 130.00 feet; thence North 88°26'18" East, 23.94 feet; thence North 01°33'42" West, 180.00 feet; thence South 88°26'18" West, 214.77 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 46°33'42" West, 42.43 feet; thence North 01°33'42" West, 75.59 feet to the point of curvature of a curve concave Southeasterly having a radius of 30.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 72°01'00", an arc length of 37.71 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 34°26'48" East, 35.27 feet; thence North 70°27'18" East, 106.23 feet to the point of curvature of a curve concave Southerly having a radius of 70.00 feet; thence Easterly along the arc of said curve, through a central angle of 27°32'42", an arc length of 33.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 84°13'39" East, 33.33 feet; thence South 82°00'00"





## EXHIBIT "A"

East, 4.25 feet; thence North 08°00'00" East, 180.00 feet; thence South 82°00'00" East, 23.21 feet; thence North 08°00'00" East, 173.87 feet; thence South 33°58'19" East, 8.87 feet; thence South 58°46'56" East, 32.32 feet; thence North 17°33'58" East, 22.37 feet; thence North 55°34'26" East, 51.14 feet; thence North 57°55'50" East, 52.35 feet; thence North 81°03'12" East, 24.46 feet; thence South 05°21'18" West, 33.94 feet; thence South 69°18'47" East, 44.77 feet; thence South 60°27'45" East, 32.16 feet; thence South 06°41'26" East, 41.27 feet; thence South 75°19'43" East, 35.10 feet; thence South 52°00'11" East, 49.58 feet; thence South 62°39'02" East, 16.79 feet; thence North 87°25'59" East, 49.07 feet; thence North 73°19'30" East, 55.46 feet; thence South 22°36'56" East, 53.04 feet; thence South 00°10'27" West, 41.56 feet; thence North 31°04'44" East, 100.40 feet; thence North 12°29'02" East, 104.99 feet; thence North 34°27'09" West, 12.90 feet; thence South 44°14'42" West, 23.23 feet; thence North 69°51'57" West, 29.50 feet; thence North 43°15'43" West, 53.55 feet; thence North 27°28'57" West, 37.95 feet; thence North 19°09'53" West, 38.21 feet; thence North 22°18'18" East, 40.23 feet; thence South 79°26'20" East, 25.83 feet; thence North 76°00'04" East, 23.74 feet; thence South 67°04'35" East, 41.79 feet; thence South 43°54'21" East, 43.04 feet; thence North 56°10'59" East, 32.47 feet; thence South 52°19'54" East, 23.50 feet; thence South 59°29'00" East, 36.70 feet; thence South 79°40'46" East, 7.55 feet; thence North 00°14'39" West, 60.00 feet; thence North 89°45'21" East, 40.00 feet; thence South 00°14'39" East, 58.81 feet to the Northwesterly corner of Upland Buffer W10, as described and recorded in Official Records Book 4143, page 1323, of said Public Records; thence North 63°09'02" East, along the Northerly line of said Upland Buffer W10, a distance of 16.26 feet; thence South 64°05'49" East, continuing along said Northerly line, 99.00 feet to the Northeasterly corner thereof; thence Southerly, along the Easterly line of said Upland Buffer W10, the following 35 courses: Course 1, thence South 19°44'25" West, 157.74 feet; Course 2, thence South 04°08'53" West, 32.76 feet; Course 3, thence North 60°14'26" West, 23.03 feet; Course 4, thence South 49°14'57" West, 13.83 feet; Course 5, thence South 06°56'13" West, 33.07 feet; Course 6, thence South 11°22'38" West, 19.99 feet; Course 7, thence South 02°30'09" West, 21.20 feet; Course 8, thence South 00°52'04" East, 47.00 feet; Course 9, thence South 30°55'13" East, 14.35 feet; Course 10, thence South 09°30'34" East, 35.73 feet; Course 11, thence South 00°53'33" West, 25.03 feet; Course 12, thence South 08°54'51" West, 9.39 feet; Course 13, thence South 78°37'47" West, 5.62 feet; Course 14, thence South 03°06'43" West, 34.04 feet; Course 15, thence South 03°06'12" East, 39.97 feet; Course 16, thence South 02°55'53" East, 25.15 feet; Course 17, thence South 31°26'57" West, 35.19 feet; Course 18, thence South 54°47'50" East, 41.19 feet; Course 19, thence South 25°48'53" East, 44.01 feet; Course 20, thence South 19°47'37" East, 44.34 feet; Course 21, thence South 13°02'05" East, 27.47 feet; Course 22, thence South 04°04'39" East, 9.45 feet; Course 23, thence South 44°27'11" East, 30.08 feet; Course 24, thence South 46°40'54" West, 18.81 feet; Course 25, thence South 63°37'05" East, 43.28 feet; Course 26, thence South 43°52'37" East, 25.05 feet; Course 27, thence South 37°15'37" East, 49.76 feet; Course 28, thence South 41°30'28" East, 49.28 feet; Course 29, thence South 53°23'05" East, 57.51 feet; Course 30, thence South 29°41'18" East, 52.21 feet; Course 31, thence South 15°26'48" East, 38.77 feet; Course 32, thence South 47°36'52" East, 40.49 feet; Course 33, thence South 37°34'50" East, 44.44 feet; Course 34, thence South 25°09'05" East, 43.27 feet; Course 35, thence South 34°56'50" East, 20.57 feet to the Southeasterly corner thereof; said corner also being the Northeasterly corner of said Parcel 3; thence Westerly, along the Northerly line of said Parcel 3, the following 8 courses: Course 1, thence South 65°23'43" West, along the Southerly line of said Upland Buffer W10 and its Southwesterly prolongation, 170.18 feet; Course 2, thence South 20°40'48" West, 77.37 feet; Course 3, thence South 75°50'59" West, 130.00 feet to a point on a curve concave Southwesterly having a radius of 170.00 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 35°50'59", an arc length of 106.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 32°04'30"



**EXHIBIT "A"**

West, 104.64 feet; Course 5, thence North 50°00'00" West, 7.58 feet to the point of curvature of a curve concave Northeasterly having a radius of 780.00 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of 20°48'37", an arc length of 283.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 39°35'41" West, 281.75 feet; Course 7, thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 30.00 feet, through a central angle of 62°22'19", an arc length of 32.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 60°22'32" West, 31.07 feet; Course 8, thence South 88°26'18" West, 435.83 feet to the Point of Beginning.

**PARCEL 5:**

Celestina Phase 3 Takedown - Parcel E

A portion of Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1998, page 1303, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Tract T-15, as depicted on Julington Creek Plantation Parcels 63 and 65 Phase 2, a plat recorded in Map Book 47, pages 56 through 63, of said Public Records, said corner lying on the Northerly right of way line of Race Track Road, a public variable road as presently established; thence South 76°24'29" East, along said Northerly right of way line, 263.81 feet to the Point of Beginning.

From said Point of Beginning, thence North 13°35'31" East, departing said Northerly right of way line, 50.40 feet to the point of curvature of a curve concave Southeasterly having a radius of 134.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 55°41'36", an arc length of 130.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 41°26'19" East, 125.18 feet; thence North 69°17'07" East, 66.10 feet; thence North 35°35'36" East, 71.81 feet to the point of curvature of a curve concave Westerly having a radius of 200.00 feet; thence Northerly along the arc of said curve, through a central angle of 36°30'51", an arc length of 127.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°20'10" East, 125.31 feet; thence North 00°55'16" West, 99.98 feet to the point of curvature of a curve concave Westerly having a radius of 200.00 feet; thence Northerly along the arc of said curve, through a central angle of 13°47'58", an arc length of 48.17 feet to a point lying on the Southerly line of Parcel 3 as described and recorded in Official Records Book 4074, page 718, of said Public Records, said arc being subtended by a chord bearing and distance of North 07°49'15" West, 48.05 feet; thence Easterly, along said Southerly line, the following 15 courses: Course 1, thence North 73°17'12" East, 127.25 feet; Course 2, thence North 59°00'34" East, 51.38 feet; Course 3, thence North 71°24'02" East, 120.00 feet to a point on a curve concave Westerly having a radius of 505.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of 17°45'59", an arc length of 156.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 09°42'58" East, 155.97 feet; Course 5, thence South 00°49'59" East, 116.57 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet; Course 6, thence Southeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45°49'59" East, 42.43 feet; Course 7, thence North 89°10'01" East, 220.00 feet to the point of





**EXHIBIT "A"**

curvature of a curve concave Northwesterly having a radius of 30.00 feet; Course 8, thence Northeasterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 44°10'01" East, 42.43 feet; Course 9, thence North 00°49'59" West, 175.63 feet to the point of curvature of a curve concave Easterly having a radius of 545.00 feet; Course 10, thence Northerly along the arc of said curve, through a central angle of 26°30'14", an arc length of 252.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 12°25'08" East, 249.86 feet; Course 11, thence North 25°40'15" East, 132.86 feet to the point of curvature of a curve concave Northwesterly having a radius of 200.00 feet; Course 12, thence Northeasterly along the arc of said curve, through a central angle of 05°58'56", an arc length of 20.88 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 22°40'48" East, 20.87 feet; Course 13, thence South 64°19'45" East, 120.00 feet; Course 14, thence South 26°39'11" East, 82.40 feet; Course 15, thence South 55°39'14" East, 145.05 feet to the Northeasterly corner of Upland Buffer W6, as described and recorded in Official Records Book 4143, page 1323, of said Public Records; thence Southerly, along the Easterly line of said Upland Buffer W6, the following 37 courses: Course 1, thence South 56°54'25" West, 24.16 feet; Course 2, thence South 41°50'04" East, 79.88 feet; Course 3, thence South 48°55'13" West, 31.63 feet; Course 4, thence South 55°25'16" West, 37.82 feet; Course 5, thence South 28°15'01" East, 28.73 feet; Course 6, thence South 06°40'40" West, 62.69 feet; Course 7, thence South 14°37'08" East, 66.27 feet; Course 8, thence North 66°03'05" West, 75.34 feet; Course 9, thence South 24°57'03" East, 82.49 feet; Course 10, thence South 78°22'19" East, 14.72 feet; Course 11, thence North 01°40'51" East, 30.71 feet; Course 12, thence South 56°08'29" East, 32.77 feet; Course 13, thence South 34°06'05" East, 56.09 feet; Course 14, thence South 51°06'13" East, 30.01 feet; Course 15, thence South 66°35'28" East, 64.27 feet; Course 16, thence South 26°39'51" West, 16.19 feet; Course 17, thence North 59°51'14" West, 38.13 feet; Course 18, thence South 10°03'50" East, 36.16 feet; Course 19, thence South 33°14'42" East, 48.10 feet; Course 20, thence South 06°42'54" East, 56.97 feet; Course 21, thence North 82°46'48" East, 41.62 feet; Course 22, thence South 58°24'11" East, 53.76 feet; Course 23, thence North 10°42'45" East, 105.38 feet; Course 24, thence North 52°07'33" West, 41.82 feet; Course 25, thence North 31°54'40" East, 56.31 feet; Course 26, thence North 87°01'59" East, 25.40 feet; Course 27, thence North 89°57'50" East, 41.36 feet; Course 28, thence South 22°01'10" West, 21.40 feet; Course 29, thence South 71°49'10" East, 24.00 feet; Course 30, thence South 03°08'23" East, 45.25 feet; Course 31, thence South 17°46'26" West, 26.34 feet; Course 32, thence South 55°04'15" East, 53.13 feet; Course 33, thence South 36°58'03" West, 37.97 feet; Course 34, thence South 07°31'29" West, 41.59 feet; Course 35, thence South 35°46'02" East, 63.00 feet; Course 36, thence South 08°16'09" East, 61.89 feet; Course 37, thence South 00°49'59" East, 18.94 feet to a point lying on the Southerly line of said Official Records Book 1998, page 1303; thence South 89°10'00" West, along said Southerly line, 1403.99 feet to a point lying on said Northerly right of way line of Race Track Road; thence North 76°24'29" West, along said Northerly right of way line, 160.55 feet to the Point of Beginning.

**PARCEL 6:**CDD Pond 1

A portion of Tract "P", as depicted on the plat of Celestina Phase 1A, as recorded in Map Book 74, pages 68 through 85 of the Public Records of St. Johns County, Florida, being more particularly described as follows:





Fidelity National Title Insurance Company

Policy No.: 5883-5-5886298-2017.2730609-211234269

Order No.: 5886298

Customer Reference: 05237/06437

(Phase 3 Uplands)

**EXHIBIT "A"**

For a Point of Reference, commence at the Southeast corner of Section 36, Township 4 South, Range 27 East; thence North 00°02'41" West, along the Easterly line of said Section 36, a distance of 855.40 feet to a Southeasterly corner of said Celestina Phase 1A; thence South 89°57'19" West, departing said Easterly line and along the Easterly line of said Celestina Phase 1A, 418.90 feet to a point lying on the boundary line of said Tract "P" and the Point of Beginning.

From said Point of Beginning, thence along said boundary line of Tract "P", the following 8 courses: Course 1, thence Southerly along the arc of a curve concave Westerly, having a radius of 30.00 feet, through a central angle of 29°36'36", an arc length of 15.50 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 04°42'40" East, 15.33 feet; Course 2, thence Southerly along the arc of a curve concave Easterly, having a radius of 685.77 feet, through a central angle of 22°13'35", an arc length of 266.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 01°01'09" East, 264.36 feet; Course 3, thence Southwesterly along the arc of a curve concave Northwesterly having a radius of 30.00 feet, through a central angle of 115°43'27", an arc length of 60.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45°43'48" West, 50.81 feet; Course 4, thence North 76°24'29" West, 496.55 feet to the point of curvature of a curve concave Northeasterly having a radius of 100.00 feet; Course 5, thence Northwesterly along the arc of said curve, through a central angle of 42°28'25", an arc length of 74.13 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 55°10'16" West, 72.44 feet; Course 6, thence Westerly along the arc of a curve concave Southerly having a radius of 182.00 feet, through a central angle of 69°48'10", an arc length of 221.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°50'09" West, 208.27 feet; Course 7, thence South 76°15'46" West, 103.27 feet to the point of curvature of a curve concave Southeasterly having a radius of 125.00 feet; Course 8, thence Southwesterly along the arc of said curve, through a central angle of 43°02'33", an arc length of 93.90 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°44'30" West, 91.71 feet; thence Due North, departing said boundary line, 158.53 feet; thence North 89°57'19" East, 941.95 feet to the Point of Beginning.

30509

9 of 14

ALTA Owner's Policy (6/17/06)  
(with Florida Modifications)

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**EXHIBIT "A"**

**PARCEL 1:**

Celestina Phase 4 Takedown - Parcel A

A portion of Sections 25 and 36, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1998, page 1303, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 36; thence South 00°02' 41" East, along the Easterly line of said Section 36, a distance of 58.16 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 00°02' 41" East, along said Easterly line of Section 36, a distance of 1200.36 feet to its intersection with the Easterly prolongation of the Southerly line of Upland Buffer W3 as described and recorded in Official Records Book 4143, page 1323, of said Public Records; thence North 81°59' 32" West, departing said Easterly line, along said Easterly prolongation and along said Southerly line of Upland Buffer W3, a distance of 31.10 feet; thence Westerly, along the Southerly line of said Upland Buffer W3, the following 22 courses: Course 1, thence North 69°17' 11" West, 58.16 feet; Course 2, thence North 87°32' 35" West, 40.14 feet; Course 3, thence North 58°46' 57" West, 39.71 feet; Course 4, thence North 71°41' 58" West, 70.05 feet; Course 5, thence North 73°39' 44" West, 54.18 feet; Course 6, thence North 76°27' 25" West, 75.76 feet; Course 7, thence North 71°49' 54" West, 47.39 feet; Course 8, thence North 67°52' 45" West, 79.66 feet; Course 9, thence North 70°02' 20" West, 80.59 feet; Course 10, thence South 78°51' 16" West, 76.95 feet; Course 11, thence North 64°18' 46" West, 57.12 feet; Course 12, thence North 76°09' 28" West, 41.27 feet; Course 13, thence North 85°47' 10" West, 49.43 feet; Course 14, thence North 34°37' 24" West, 45.01 feet; Course 15, thence North 35°19' 16" West, 25.43 feet; Course 16, thence South 56°18' 06" West, 26.09 feet; Course 17, thence South 78°48' 29" West, 35.29 feet; Course 18, thence North 35°55' 20" West, 47.86 feet; Course 19, thence North 58°05' 25" West, 22.90 feet; Course 20, thence South 72°46' 01" West, 55.73 feet; Course 21, thence South 79°42' 15" West, 38.96 feet; Course 22, thence South 50°47' 00" West, 23.10 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 4074, page 718, of said Public Records; thence Northerly, along said Easterly line, the following 7 courses: Course 1, thence North 12°19' 56" West, departing said Southerly line, 178.61 feet; Course 2, thence North 07°31' 58" East, 53.16 feet; Course 3, thence North 12°19' 56" West, 130.00 feet; Course 4, thence North 39°35' 38" West, 213.03 feet; Course 5, thence North 10°00' 00" West, 180.00 feet; Course 6, thence South 80°00' 00" West, 56.40 feet; Course 7, thence North 10°00' 00" West, 168.61 feet to the Northeasterly corner thereof, said corner lying on the Southerly line of Mitigation Area No. 1, as described and recorded in Official Records Book 3924, page 868 of said Public Records; thence Easterly, along said Southerly line, the following 28 courses: Course 1, thence North 82°28' 24" East, 33.58 feet; Course 2, thence North 59°48' 22" East, 35.58 feet; Course 3, thence North 74°59' 15" East, 62.65 feet; Course 4, thence South 88°12' 01" East, 44.58 feet; Course 5, thence South 87°10' 22" East, 86.57 feet; Course 6, thence North 40°37' 04" East, 48.82 feet; Course 7, thence North 48°32' 37" East, 75.08 feet; Course 8, thence North 46°41' 03" East, 49.12 feet; Course 9, thence North 42°27' 30" East, 73.38 feet; Course 10, thence North 88°14' 34" East, 61.04 feet; Course 11, thence North 83°13' 10" East, 87.33 feet; Course 12, thence South 70°57' 16" East, 58.21 feet; Course 13, thence North 43°56' 27" East, 84.05 feet; Course 14, thence North 79°45' 15" East, 51.54 feet; Course 15, thence South 69°51' 41" East, 59.75 feet; Course 16, thence North 82°09' 15" East, 59.43 feet; Course 17, thence South 74°38' 16" East, 74.80 feet; Course 18, thence South 76°50' 55" East, 64.20 feet; Course 19, thence South 74°52' 07" East, 61.46 feet; Course 20, thence South 55°02' 22" East, 46.91 feet; Course 21, thence South 67°03' 29"

**Exhibit "A" continued**

East, 24.55 feet; Course 22, thence North 20°00' 00" East, 35.27 feet; Course 23, thence South 70°00' 00" East, 40.00 feet; Course 24, thence South 20°00' 00" West, 37.33 feet; Course 25, thence South 67°03' 30" East, 2.71 feet; Course 26, thence South 68°27' 21" East, 64.61 feet; Course 27, thence South 65°03' 15" East, 53.62 feet; Course 28, thence North 81°33' 09" East, 43.53 feet; thence South 61°34' 46" East, continuing along said Southerly line and its Easterly prolongation, 27.20 feet to the Point of Beginning.

**PARCEL 2:**

Celestina Phase 4 Takedown - Parcel B

A portion of Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1998, page 1303, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Lot 243 of Celestina Phase 1B, a plat recorded in Map Book 75, pages 61 through 78 of said Public Records, said corner lying on the Easterly line of said Celestina Phase 1B; thence Northerly, along said Easterly line, the following 3 courses: Course 1, thence North 10°29' 38" East, 132.16 feet; Course 2, thence South 79°30' 22" East, 53.79 feet; Course 3, thence North 10°29' 38" East, 207.21 feet to the Northwesterly corner of Upland Buffer W4 as described and recorded in Official Records Book 4143, page 1323 of said Public Records; thence Easterly, along the Northerly line of said Upland Buffer W4, the following 14 courses: Course 1, thence South 76°01' 53" East, departing said Easterly line, 6.46 feet; Course 2, thence North 79°21' 28" East, 52.03 feet; Course 3, thence North 04°27' 26" East, 23.22 feet; Course 4, thence South 60°13' 38" East, 101.34 feet; Course 5, thence North 56°51' 03" East, 20.12 feet; Course 6, thence South 75°17' 32" East, 82.51 feet; Course 7, thence North 79°52' 28" East, 83.17 feet; Course 8, thence North 89°26' 36" East, 58.67 feet; Course 9, thence North 85°35' 40" East, 64.62 feet; Course 10, thence North 81°48' 53" East, 76.26 feet; Course 11, thence North 81°42' 22" East, 62.02 feet; Course 12, thence North 76°49' 03" East, 76.63 feet; Course 13, thence South 85°34' 20" East, 54.92 feet; Course 14, thence South 85°04' 09" East, 44.28 feet to the Northeasterly corner thereof, said corner lying on the Westerly line of Celestina Phase 4B, a plat as recorded in Map Book 83, pages 72 through 76 of said Public Records; thence Southerly, along said Westerly line, the following 4 courses: Course 1, thence South 08°31' 08" West, 26.01 feet; Course 2, thence South 07°37' 37" West, 162.89 feet; Course 3, thence South 07°44' 28" West, 147.29 feet; Course 4, thence South 10°12' 12" East, 146.77 feet to a point lying on the Northerly line of Celestina Phase 2A, a plat as recorded in Map Book 77, pages 84 through 90 of said Public Records; thence Due West, along said Northerly line, 761.94 feet; thence North 22°09' 44" West, continuing along said Northerly line, 117.97 feet to its intersection with the Easterly line of said Celestina Phase 1B; thence North 38°20' 51" West, departing said Northerly line and along said Easterly line, 25.97 feet; thence North 83°20' 57" West, continuing along said Easterly line, 32.18 feet to the Point of Beginning.

**PARCEL 3:**

Celestina Phase 4 Takedown - Parcel C

A portion of Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1998, page 1303, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Tract T-15, as depicted on Jullington Creek Plantation Parcels 63 and 65 Phase 2, a plat recorded in Map Book 47, pages 56

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ALTA Commitment (6-17-06)



**Exhibit "A" continued**

through 63 of said Public Records, said corner lying on the Westerly line of said Section 36; thence North 01°33' 42" West, along said Westerly line, 1658.57 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 01°33' 42" West, along said Westerly line of Section 36, a distance of 713.36 feet to the Westerly most Southwest corner of Parcel 4 Phase 3 - Parcel "D" as described and recorded in Official Records Book 4237, page 326 of said Public Records; thence Easterly and Southerly, along the Westerly line of said Parcel 4 Phase 3 - Parcel "D", the following 30 courses: Course 1, thence North 31°00' 01" East, departing said Westerly line, 17.52 feet; Course 2, thence North 38°13' 07" East, 46.61 feet; Course 3, thence North 13°33' 05" East, 61.88 feet; Course 4, thence South 40°23' 48" East, 27.72 feet; Course 5, thence South 54°30' 46" East, 43.62 feet; Course 6, thence South 72°13' 23" East, 35.18 feet; Course 7, thence South 57°51' 26" East, 41.05 feet; Course 8, thence North 21°43' 29" East, 49.15 feet; Course 9, thence South 68°03' 52" East, 65.22 feet; Course 10, thence North 16°57' 20" West, 61.26 feet; Course 11, thence South 79°59' 38" East, 59.94 feet; Course 12, thence North 75°01' 33" East, 83.25 feet; Course 13, thence South 82°34' 01" East, 49.21 feet; Course 14, thence North 31°05' 56" East, 96.99 feet; Course 15, thence South 82°24' 05" East, 55.51 feet; Course 16, thence South 52°18' 54" East, 24.65 feet; Course 17, thence South 33°58' 19" East, 62.39 feet; Course 18, thence South 08°00' 00" West, 173.87 feet; Course 19, thence North 82°00' 00" West, 23.21 feet; Course 20, thence South 08°00' 00" West, 180.00 feet; Course 21, thence North 82°00' 00" West, 4.25 feet to the point of curvature of a curve concave Southerly having a radius of 70.00 feet; Course 22, thence Westerly along the arc of said curve, through a central angle of 27°32' 42", an arc length of 33.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 84°13' 39" West, 33.33 feet; Course 23, thence South 70°27' 18" West, 106.23 feet to the point of curvature of a curve concave Southeasterly having a radius of 30.00 feet; Course 24, thence Southwesterly along the arc of said curve, through a central angle of 72°01' 00", an arc length of 37.71 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 34°26' 48" West, 35.27 feet; Course 25, thence South 01°33' 42" East, 75.59 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet; Course 26, thence Southeasterly along the arc of said curve, through a central angle of 90°00' 00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 46°33' 42" East, 42.43 feet; Course 27, thence North 88°26' 18" East, 214.77 feet; Course 28, thence South 01°33' 42" East, 180.00 feet; Course 29, thence South 88°26' 18" West, 23.94 feet; Course 30, thence South 01°33' 42" East, 130.00 feet to the Southerly most Southwest corner of said Parcel 4 Phase 3 - Parcel "D", said corner lying on the Northerly line of Parcel 3 Celestina Phase 2 Takedown - Parcel "C" as described and recorded in Official Records Book 4074, page 718, of said Public Records; thence South 88°26' 18" West, along said Northerly line, 565.84 feet to the Point of Beginning.

**PARCEL 4:**

Celestina Phase 4 Takedown - Parcel D

A portion of Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 4237, page 326, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Tract T-15, as depicted on Julington Creek Plantation Parcels 63 and 65 Phase 2, a plat recorded in Map Book 47, pages 56 through 63 of said Public Records, said corner lying on the Westerly line of said Section 36; thence North 01°33' 42" West, along said Westerly line, 622.07 feet to the Southwesterly corner of Parcel 3 Celestina Phase 2 Takedown - Parcel "C" as described and recorded in Official Records Book

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ALTA Commitment (6-17-06)



**Exhibit "A" continued**

4074, page 718, of said Public Records; thence South 78°26' 05" East, departing said Westerly line and along the Southerly line of said Parcel 3 Celestina Phase 2 Takedown - Parcel "C", 221.08 feet; thence North 89°04' 33" East, continuing along said Southerly line, 87.64 feet to the point of curvature of a curve concave Southwesterly having a radius of 200.00 feet; thence Southeasterly, continuing along said Southerly line, along the Westerly line of Parcel 5 Celestina Phase 3 Takedown Parcel "E" as described and recorded in Official Records Book 4237, page 1042, of said Public Records and along the arc of said curve, through a central angle of 90°00' 12" , an arc length of 314.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45°55' 21" East, 282.85 feet; thence Southerly, continuing along said Westerly line of Parcel 5 Celestina Phase 3 Takedown Parcel "E" , the following 6 courses: Course 1, thence South 00°55' 16" East, 99.98 feet to the point of curvature of a curve concave Westerly having a radius of 200.00 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of 36°30' 51" , an arc length of 127.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 17°20' 10" West, 125.31 feet; Course 3, thence South 35°35' 36" West, 71.81 feet; Course 4, thence South 69°17' 07" West, 66.10 feet to the point of curvature of a curve concave Southeasterly having a radius of 134.00 feet; Course 5, thence Southwesterly along the arc of said curve, through a central angle of 55°41' 36" , an arc length of 130.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 41°26' 19" West, 125.18 feet; Course 6, thence South 13°35' 31" West, 50.40 feet to the Southwesterly corner thereof, said corner lying on the Northerly right of way line of Race Track Road, a variable width right of way as presently established; thence North 76°24' 29" West, along said Northerly right of way line, 263.81 feet to the Point of Beginning.

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