

(124)

1 10001 100 1100 11 0001 11 0001 000 111 11 0001 100 1100 110 1100 000 111 1 10001

INSTR # 200342603  
OR BK 01190 PGS 1123-1246  
RECORDED 11/24/2003 10:57:50 AM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 559.50

**RESOLUTION NO. 2003-141**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, RELATING TO THE CONSTRUCTION AND FUNDING OF ROAD IMPROVEMENTS; CREATING THE AMELIA CONCOURSE ASSESSMENT AREA ASSESSMENT AREA; AMENDING AND CONFIRMING THE INITIAL ASSESSMENT RESOLUTION; ESTABLISHING THE MAXIMUM ANNUAL ASSESSMENT FOR EACH TAX PARCEL; IMPOSING ASSESSMENTS AGAINST PROPERTY WITHIN THE AMELIA CONCOURSE ASSESSMENT AREA; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Board of County Commissioners (the "Board") of Nassau County, Florida, enacted Ordinance No. 2000-37 (the "Ordinance"), to provide for the creation of Assessment Areas (as described thereunder) and authorize the imposition of special assessments to fund (1) the construction of Local Improvements (as defined in the Ordinance) to benefit property located in proposed Assessment Areas, and (2) the cost of maintaining such Local Improvements; and

**WHEREAS**, on August 11, 2003, the Board adopted Resolution No. 2003-109, the Initial Assessment Resolution, proposing creation of the Assessment Area (as described therein) and describing the method of assessing the capital and maintenance cost of the Road Improvements (as therein defined) against the real property that will be specially benefitted thereby, and directing preparation of the tentative Improvement Assessment Roll,

Maintenance Assessment Roll (collectively, the "Assessment Rolls") and provision of the notices required by the Ordinance; and

**WHEREAS**, pursuant to the provisions of the Ordinance, the Board is required to confirm or repeal the Initial Assessment Resolution, with such amendments as the Board deems appropriate, after hearing comments and receiving objections of all interested parties; and

**WHEREAS**, the Assessment Rolls have heretofore been filed with the office of the Assessment Coordinator, as required by the Initial Assessment Resolution and the Ordinance; and

**WHEREAS**, as required by the terms of the Initial Assessment Resolution and the Ordinance, notice of a public hearing has been published and mailed to each property owner proposed to be assessed notifying such property owner of the opportunity to be heard; the affidavit of mailing and proof of publication are attached hereto as Appendices C and D respectively; and

**WHEREAS**, the original public hearing scheduled for October 27, 2003, was continued to a time certain on November 10, 2003 due to certain issues raised by property owners in the Assessment Area relating to the Project Cost; and

**WHEREAS**, a public hearing has been duly held and comments and objections of all interested person have been heard and considered as required by the terms of the Ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, AS FOLLOWS:**

**SECTION 1. AUTHORITY.** This Resolution is adopted pursuant to the Ordinance, Chapter 125, Florida Statutes, and other applicable provisions of law.

**SECTION 2. DEFINITIONS.** This Resolution is the Final Assessment Resolution as defined in the Initial Assessment Resolution. All capitalized terms in this Resolution shall have the meanings defined in the Ordinance and the Initial Assessment Resolution.

**SECTION 3. AMENDMENT TO INITIAL ASSESSMENT RESOLUTION.** The Initial Assessment Resolution is hereby amended as follows:

(A) Since adoption of the Initial Assessment Resolution, there have been some minor modifications to the rounding formula which forms part of the assessment methodology. Accordingly, Section 3.02(C) of the Initial Assessment Resolution is hereby amended and restated as follows:

"(C) NONRESIDENTIAL. A specific assessment will be computed for each potential parcel of nonresidential property based upon its size and intended use and the number of vehicle trips it will generate relative to a Single-Family Residential Unit, expressed in ERUs. The Vehicle Trip Concurrency Ordinance indicates the following development activity and related trip generation data:

General Office (<50,000 s.f.)	15.59 trips per day/1,000 s.f.
General Commercial (<100,000 s.f.)	87.30 trips per day/1,000 s.f.
General Commercial (100,000 - 199,000 s.f.)	58.98 trips per day/1,000 s.f.
Golf Course	5.04 trips per day/43,560 s.f. (acre)

The above trip data was applied to the one ERU value of 9.57 trips per day to derive the following ERUs per 1,000 s.f. which were assigned to the Subareas:

General Office (<50,000 s.f.)	1.63 ERUs per 1,000 s.f.
General Commercial (<100,000 s.f.)	9.12 ERUs per 1,000 s.f.
General Commercial (100,000 - 199,000 s.f.)	6.16 ERUs per 1,000 s.f.
Golf Course	0.53 ERUs per 43,560 s.f. (acre)"

(B) Since adoption of the Initial Assessment Resolution, several property owners have indicated modifications to the planned development of their respective properties. In addition, two parcels which were designated Parcels H and D, respectively, in the Initial Assessment Resolution were removed for the reasons stated below. Accordingly, Section 3.03 of the Initial Assessment Resolution is hereby amended and restated as follows:

**"SECTION 3.03. ESTABLISHMENT OF SUBAREAS AND ASSIGNMENT OF ERUS WITHIN THE ASSESSMENT AREA.** The following Subareas and resulting ERU assignments are hereby established in the Assessment Area based on the current ownership, land development plan and ERU determination in accordance with Section 3.02 hereof.

Parcel A (Amelia National Enterprise, LLC). This parcel consists of approximately 876.40 acres and will yield 1,034.20 ERUs which are based on the following: 729.00 ERUs derived directly from Single-Family Residential Units; 13.20 ERUs derived directly from Multi-family Residential Units;

182.40 ERUs derived directly from 20,000 square feet of general commercial space; and 109.6 ERUs derived from the golf course and related clubhouse facilities. The legal description for this parcel is attached as Exhibit B to Appendix A hereto.

Parcel B (Lofton Pointe, Inc.). This parcel consists of approximately 16.00 acres and will yield 145.92 ERUs which are derived directly from 16,000 square feet of general commercial space. The legal description for this parcel is attached as Exhibit C to Appendix A hereto.

Parcel C (CoppensBarger Homes, Inc.). This parcel consists of approximately 65.36 acres and will yield 105.00 ERUs which are derived directly from Single-Family Residential Units. The legal description for this parcel is attached as Exhibit D to Appendix A hereto.

Parcel D (Peters James D. & Shirley). This parcel will yield 0 ERUs since this parcel contributed rights-of-way necessary for construction of the Road Improvements the value of which is greater than costs attributable to the potential vehicle trips generated by this parcel.

Parcel E (Amelia Concourse Development, LLC). This parcel consists of approximately 52.00 acres and will yield 106.00 ERUs which are derived directly from Single-Family Residential Units. The legal description for this parcel is attached as Exhibit F to Appendix A hereto.

Parcel F (Nassau County, Florida). This and other County-owned parcels in the area consist of approximately 18 acres and will yield 0 ERUs since they will be used for a regional parks, utility service and other public uses. Pursuant to Section 3.02(D) hereof, the County intends to contribute rights-of-ways necessary for construction of the Road Improvements the value of which is greater than the costs attributable to the potential vehicle trips generated by these parcels and vehicle trips generated by drivers outside of the Assessment Area using the Road Improvements as a collector road and mandated emergency evacuation route.

Parcel G (Seda Construction). This parcel consists of approximately 120.00 acres and will yield 210.00 ERUs which are derived directly from Single-Family Residential Units. The legal description for this parcel is attached as Exhibit G to Appendix A hereto.

Parcel H (North Hampton, LLC). This and other parcels in the area owned by North Hampton, LLC will yield 0 ERUs since these parcels already have access to A1A via a network of previously built roadways. Any use of the Road Improvements by the property owners of these parcels would be merely incidental and accordingly, they will not derive a special benefit from construction of such Road Improvements.

Parcel I (Rayland, LLC). This parcel consists of approximately 655.00 acres and will yield 1,220.60 ERUs which are based on the following: 749.00 ERUs derived directly from Single-Family Residential Units; 198.00 ERUs derived directly from Multi-family Residential Units; and 273.60 ERUs derived directly from 30,000 square feet of general commercial space. The legal description for this parcel is attached as Exhibit I to Appendix A hereto.

Parcel J (Marino). This parcel consists of approximately 73.57 acres and will yield 149.00 ERUs which are derived directly from Single-Family Residential Units. The legal description for this parcel is attached as Exhibit J to Appendix A hereto.

Parcel K (Rayland, LLC). This parcel consists of approximately 62.40 acres and will yield 716.00 ERUs which are based on the following: 100.00 ERUs derived directly from Single-Family Residential Units; and 616.00 ERUs derived from approximately 100,000 square feet of general commercial space. The legal description for this parcel is attached as Exhibit K to Appendix A hereto.

Parcel L (Rayland, LLC). This parcel consists of approximately 199.83 acres and will yield 500.00 ERUs which are derived directly from Single-Family Residential Units. The legal description for this parcel is attached as Exhibit L to Appendix A hereto.

(C) Since adoption of the Initial Assessment Resolution, the County has decided to contribute rights-of-ways necessary for construction of the Road Improvements in lieu of a monetary contribution. Accordingly, the following changes are necessary:

(1) Section 1.03(K) of the Initial Assessment Resolution is hereby amended and restated as follows:

"(K) Government Property (e.g. parks, utility parcels and other public uses) will not be assessed. Instead, the County is contributing rights-of-ways necessary for construction of the Road Improvements the value of which is greater than the costs attributable to the potential vehicle trips generated by such parcels and vehicle trips generated by drivers outside of the Assessment Area using the Road Improvements as a collector road and mandated emergency evacuation route."

(2) Section 3.02(D) of the Initial Assessment Resolution is hereby amended and restated as follows:

"(D) GOVERNMENTAL PROPERTY. Government Property will not be assigned any ERUs and is excluded from the Assessment Area. The County is contributing rights-of-way necessary for construction of the Road Improvements. The County contribution is equal to or greater than the costs attributable to the

potential vehicle trips generated by Government Property and vehicle trips generated by drivers outside of the Assessment Area using the Road Improvements as a collector road and mandated emergency evacuation route."

(3) Section 4.01(A) of the Initial Assessment Resolution is hereby amended and restated as follows:

"(A) The estimated Capital Cost for the Road Improvements is \$7,393,355.00. The Project Cost of the Road Improvements will be funded through the imposition of Improvement Assessments against property located in the Assessment Area in the manner set forth in Article IV hereof."

(D) Since adoption of the Initial Assessment Resolution, the County has sought and received additional information regarding the special benefit derived from construction and maintenance of the Road Improvements. Accordingly, additional findings are necessary and Section 1.03 of the Initial Assessment Resolution is hereby amended to include the following two findings:

"By allowing development to occur in the Assessment Area and providing access to the property for construction, the Road Improvements will provide a special benefit to such property different in nature than the general benefit derived by other developed property in the immediate geographical area."

“The Road Improvements include certain improvements that would not otherwise be constructed on a standard County road (i.e. improved lighting, median improvements, etc.). In order to maintain such improvements, the Maintenance Assessment will be imposed against property in the Assessment Area. The County would not otherwise accept the Road Improvements unless the maintenance for those improvements (i.e. improved lighting, median improvements, etc.) was provided for by the Maintenance Assessments. Accordingly, the Maintenance Assessments are necessary for the Road Improvements to be dedicated to the public and accepted by the County.”

**SECTION 4. CREATION OF AMELIA CONCOURSE ASSESSMENT**

**AREA.** The Assessment Area is hereby created to include the property specifically identified in Exhibits B through L contained in Appendix A hereto. An overall map of the Assessment Area is attached hereto as Exhibit A to Appendix A. The Assessment Area is created for the purpose of improving the use and enjoyment of property by funding the construction of Road Improvements to improve access to property location therein.

**SECTION 5. CONFIRMATION OF INITIAL ASSESSMENT RESOLUTION; ACKNOWLEDGMENTS.**

(A) The Initial Assessment Resolution, as modified by Section 3 hereof, is hereby ratified and confirmed.

(B) The property owners relating to approximately 100% of the ERUs in the Assessment Area have each signed an acknowledgment form which states (1) they agree with the methodology described in the Initial Assessment Resolution, as amended hereby, and (2) they agree with the ERUs assigned to their Tax Parcel. The acknowledgments are attached as Appendix B hereto.

**SECTION 6. APPROVAL OF ASSESSMENT ROLLS.** The Assessment Rolls, copies of which are attached hereto as Appendix E, are hereby approved.

**SECTION 7. IMPROVEMENT AND MAINTENANCE ASSESSMENTS.**

(A) The Tax Parcels described in the Improvement Assessment Roll are hereby found to be specially benefitted by construction of the Road Improvements in the amount of the maximum annual Improvement Assessment set forth in the Improvement Assessment Roll. The methodology for computing annual Improvement Assessments described in the Initial Assessment Resolution is hereby approved. Annual Improvement Assessments computed in the manner described in the Initial Assessment Resolution are hereby levied and imposed on all Tax Parcels described in the Improvement Assessment Roll at a maximum annual rate of \$320.00 per ERU for a period of ten (10) years, commencing with the ad valorem tax bill to be mailed in November 2004.

(B) The Tax Parcels described in the Maintenance Assessment Roll are hereby found to be specially benefitted by maintenance of the Road Improvements in the amount of the maximum annual Maintenance Assessment set forth in the Maintenance Assessment Roll.

The methodology for computing annual Maintenance Assessments described in the Initial Assessment Resolution is hereby approved. Annual Maintenance Assessments computed in the manner described in the Initial Assessment Resolution are hereby levied and imposed on all Tax Parcels described in the Maintenance Assessment Roll at a maximum annual rate of \$46.00 per ERU, commencing with the ad valorem tax bill to be mailed in November 2004.

(C) Upon adoption of the Annual Assessment Resolution for each subsequent Fiscal Year:

(1) The annual Assessments shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption by the Board of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

(2) As to any Tax Parcel that is acquired by a public entity through condemnation, negotiated sale or otherwise prior to adoption of the next Annual Assessment Resolution, the Adjusted Prepayment Amount shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens,

titles and claims, until paid. The lien shall be deemed perfected upon adoption by the Board of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll upon adoption of the Annual Assessment Resolution.

**SECTION 8. COLLECTION OF ASSESSMENTS.** The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution for each Fiscal Year, the Assessment Coordinator shall cause the certification and delivery of the Assessment Rolls to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act. The Assessment Rolls, as delivered to the Tax Collector, shall be accompanied by a Certificate of Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix F.

**SECTION 9. EFFECT OF FINAL ASSESSMENT RESOLUTION.** The adoption of this Final Assessment Resolution shall be the final adjudication of the issues presented herein and in the Initial Assessment Resolution (including, but not limited to, the method by which the Assessments will be computed, the Assessment Rolls, the maximum annual Improvement Assessment, the maximum annual Maintenance Assessment, the levy and lien of the Assessments and the terms for prepayment of the Improvement Assessments) unless proper steps are initiated in a court of competent jurisdiction to secure relief within twenty (20) days from the date of Board action on this Final Assessment Resolution.

**SECTION 10. ASSESSMENT NOTICE AND PUBLIC ACCESS TO ASSESSMENT ROLLS.** The Assessment Coordinator is hereby directed to record this

Resolution as notice of the Assessments in the Official Records Book in the office of the Nassau County Clerk of Courts. The preliminary Assessment Rolls and each annual Assessment Roll shall be retained by the Assessment Coordinator and shall be available for public inspection.

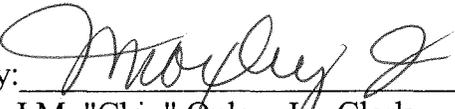
**SECTION 11. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** this 10th day of November, 2003.

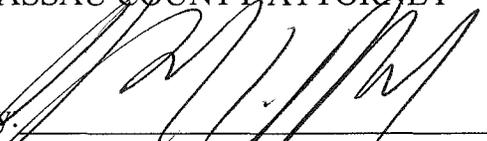
**BOARD OF COUNTY COMMISSIONERS  
OF NASSAU COUNTY, FLORIDA**

By:   
Vickie Samus, Chairman

(SEAL)  
ATTEST:

By:   
J.M. "Chip" Oxley, Jr., Clerk

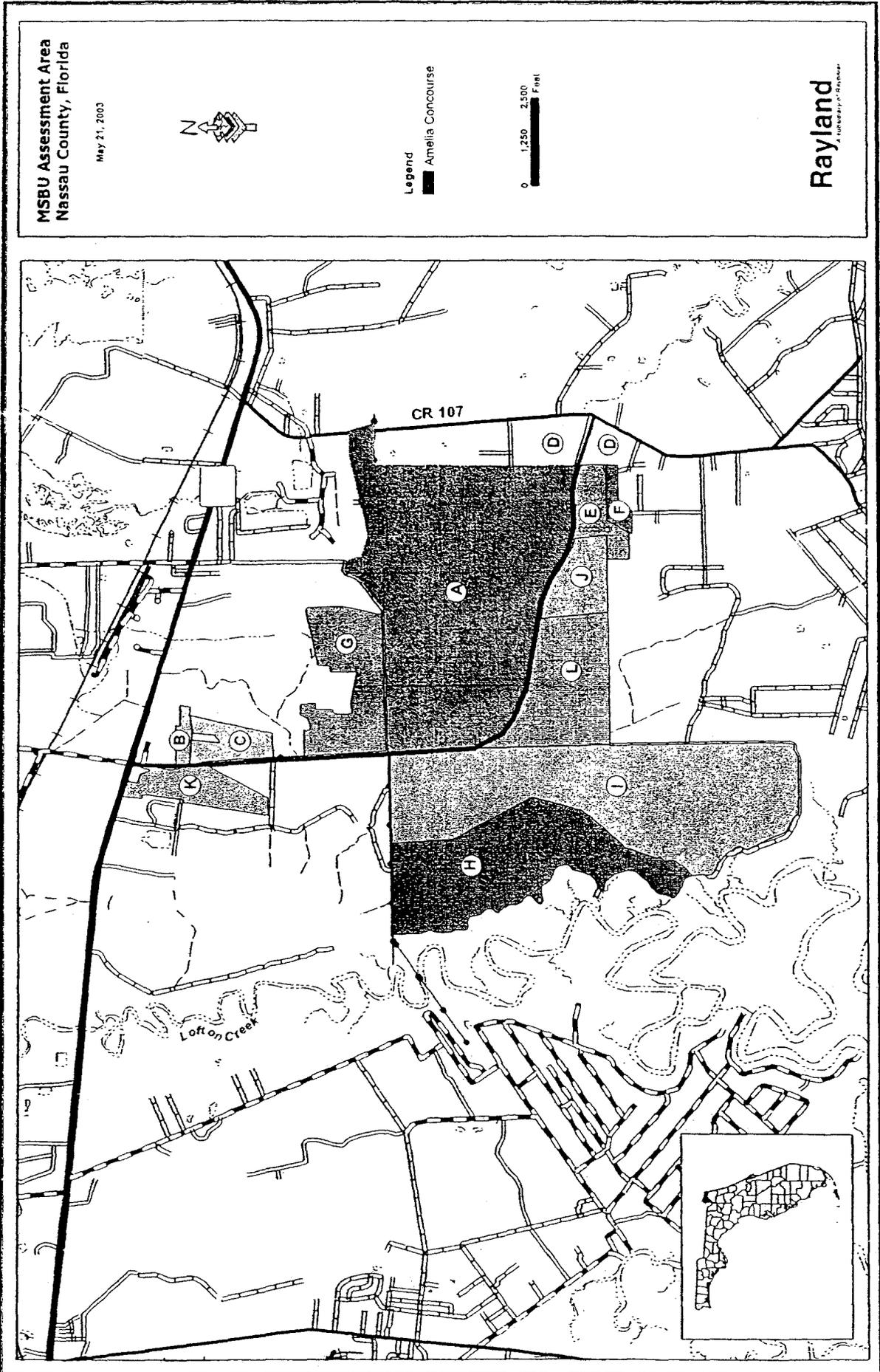
APPROVED AS TO FORM BY THE  
NASSAU COUNTY ATTORNEY

By:   
Michael S. Mullin, County Attorney

**APPENDIX A**

**MAP AND LEGAL DESCRIPTION OF  
AMELIA CONCOURSE ASSESSMENT AREA**

**EXHIBIT A - MAP DEPICTING ENTIRE PROPOSED ASSESSMENT AREA**



**EXHIBIT B - LEGAL DESCRIPTION FOR PARCEL A  
(AMELIA NATIONAL ENTERPRISE, LLC)**

EXHIBIT B

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 3, SECTION 27, TOWNSHIP 2 NORTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 26, 27, 29 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF GOVERNMENT LOT 3, SAID SECTION 27 AND RUN SOUTH 00°-05'-33" EAST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 1319.90 FEET TO THE SOUTHWEST CORNER THEREOF; RUN THENCE SOUTH 00°-05'-38" EAST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 1 AND GOVERNMENT LOT 2, SAID SECTION 29, A DISTANCE OF 1800.00 FEET TO A POINT; RUN THENCE NORTH 66°-00'-00" WEST, DEPARTING FROM LAST MENTIONED WESTERLY LINE, A DISTANCE OF 793.01 FEET TO A POINT; RUN THENCE NORTH 67°-00'-00" WEST, A DISTANCE OF 1800.32 FEET TO A POINT; RUN THENCE NORTH 84°-00'-00" WEST, A DISTANCE OF 208.70 FEET TO A POINT; RUN THENCE SOUTH 00°-00'-30" EAST, A DISTANCE OF 350.00 FEET TO A POINT; RUN THENCE NORTH 87°-00'-00" WEST, A DISTANCE OF 1050.00 FEET TO A POINT; RUN THENCE SOUTH 00°-00'-00" EAST, A DISTANCE OF 1642.43 FEET TO A POINT; RUN THENCE NORTH 80°-00'-00" WEST, A DISTANCE OF 2532.28 FEET TO A POINT OF CURVATURE; RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1909.85 FEET, A CHORD DISTANCE OF 859.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CURVE BEING NORTH 67°-00'-00" WEST; RUN THENCE NORTH 34°-00'-00" WEST, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 854.93 FEET, A CHORD DISTANCE OF 837.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CURVE BEING NORTH 28°-00'-00" WEST; RUN THENCE NORTH 02°-00'-00" WEST, A DISTANCE OF 1881.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 5729.56 FEET, A CHORD DISTANCE OF 145.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 02°-43'-30" WEST; RUN THENCE NORTH 03°-27'-00" WEST, A DISTANCE OF 405.98 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 25-FOOT WIDE UTILITY EASEMENT DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 164, PAGE 560; RUN THENCE THE FOLLOWING FOUR (4) COURSES ALONG LAST MENTIONED NORTHERLY EASEMENT LINE: COURSE NO. 1 - NORTH 37°-42'-44" EAST, A DISTANCE OF 1428.82 FEET TO AN ANGLE POINT; COURSE NO. 2 - NORTH 86°-40'-24" EAST, A DISTANCE OF 820.40 FEET TO A SECOND ANGLE POINT; COURSE NO. 3 - NORTH 88°-09'-54" EAST, A DISTANCE OF 1419.45 FEET TO A THIRD ANGLE POINT; COURSE NO. 4 - NORTH 89°-55'-04" EAST, A DISTANCE OF 553.06 FEET TO A POINT; RUN THENCE NORTH 53°-00'-00" EAST, DEPARTING FROM SAID NORTHERLY EASEMENT LINE, A DISTANCE OF 813.04 FEET TO A POINT; RUN THENCE NORTH 37°-00'-00" EAST, A DISTANCE OF 354.32 FEET TO A POINT; RUN THENCE NORTH 00°-00'-00" WEST, A DISTANCE OF 273.62 FEET TO A POINT; RUN THENCE SOUTH 37°-00'-00" EAST, A DISTANCE OF 333.63 FEET TO A POINT ON THE WESTERLY LINE OF NASSAU LAKES SUBDIVISION PHASE 1-B (ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID NASSAU LAKES SUBDIVISION PHASE 1-B: COURSE NO. 1 - SOUTH 16°-08'-30" EAST, A DISTANCE OF 497.68 FEET TO AN ANGLE POINT; COURSE NO. 2 - SOUTH 68°-10'-20" EAST, A DISTANCE OF 655.25 FEET TO A SECOND ANGLE POINT; COURSE NO. 3 - NORTH 77°-22'-09" EAST, A DISTANCE OF 2340.90 FEET TO THE SOUTHWESTERLY CORNER OF TRACT "D", SAID NASSAU LAKES SUBDIVISION PHASE 1-B; RUN THENCE NORTH 69°-30'-26" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "D" AND ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF RAD PROPERTIES, INC. (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 409, PAGE 89), A DISTANCE OF 649.60 FEET TO THE SOUTHWESTERLY CORNER OF LAST MENTIONED LANDS ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 107; RUN THENCE SOUTH 94°-33'-66" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 577.73 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, SECTION 27 AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF JACK LOUIS WORTHAM AND CHERYL WORTHAM (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 796, PAGE 1442); RUN THENCE SOUTH 89°-39'-15" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, THE SAME BEING THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 935.10 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 668.61 ACRES, MORE OR LESS.

MAP SHOWING BOUNDARY SURVEY OF

MELIA NATIONAL BOUNDARY  
BASE TWO

PARCEL OF LAND BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, AND RUN NORTH 89°35'23" EAST, ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 2,643.15 FEET, TO THE WESTERLY LINE OF GOVERNMENT LOT 4, SECTION 29; RUN THENCE NORTH 00°05'39" WEST, ALONG THE WESTERLY LINE OF AFORESAID GOVERNMENT LOT 4, A DISTANCE OF 947.75 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 00°05'39" WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, AND THEN ALONG THE WESTERLY LINE OF GOVERNMENT LOT 3, SECTION 29, A DISTANCE OF 2,609.08 FEET, TO A POINT; RUN THENCE NORTH 86°00'00" WEST, A DISTANCE OF 795.01 FEET, TO A POINT; RUN THENCE NORTH 81°00'00" WEST, A DISTANCE OF 1,800.32 FEET, TO A POINT; RUN THENCE NORTH 84°00'00" WEST, A DISTANCE OF 200.70 FEET, TO A POINT; RUN THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 150.00 FEET, TO A POINT; RUN THENCE NORTH 84°00'00" WEST, A DISTANCE OF 1,050.00 FEET, TO A POINT; RUN THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1,642.43 FEET, TO A POINT ON THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF A PROPOSED 150 FOOT RIGHT OF WAY, AS SHOWN IN SKETCH BY PRIVETT AND ASSOCIATES, DATED DECEMBER 17, 1999, DRAWING No. 7-3-309(B)-12-96; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PROPOSED 150 FOOT RIGHT OF WAY, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1,273.34 FEET, THROUGH A CENTRAL ANGLE OF 20°17'00" TO THE RIGHT, AN ARC DISTANCE OF 450.78 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°51'30" EAST, 448.43 FEET;

COURSE No. 2: SOUTH 59°43'00" EAST, A DISTANCE OF 1,260.24 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 3: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 1,050.00 FEET, THROUGH A CENTRAL ANGLE OF 31°34'37" TO THE LEFT, AN ARC DISTANCE OF 578.68 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°30'18" EAST, 571.38 FEET;

COURSE No. 4: NORTH 88°42'23" EAST, A DISTANCE OF 1,015.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 5: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1,200.00 FEET, THROUGH A CENTRAL ANGLE OF 19°00'26" TO THE RIGHT, AN ARC DISTANCE OF 398.09 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°47'24" EAST, 396.26 FEET;

COURSE No. 6: SOUTH 72°17'11" EAST, A DISTANCE OF 366.85 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 9,007,820 SQUARE FEET, OR 206.79 ACRES, MORE OR LESS, IN AREA.

**EXHIBIT C - LEGAL DESCRIPTIONS FOR PARCEL B  
(LOFTON POINTE, INC.)**

EXHIBIT C

PARCEL B1  
A PORTION OF SECTION 1 TOWNSHIP 2 NORTH RANGE 27 EAST AND A PORTION OF SECTION 25 TOWNSHIP 2 NORTH RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 1 OF FLORA PARKE AS RECORDED IN PLAT BOOK 5 PAGES 136, 137 AND 138 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 72°46'59" WEST ALONG THE NORTHERLY LINE OF A RAYLAND COMPANY, INC. PARCEL REFERRED TO AS P.I. N25-2N-28-0000-0002-0090 AND AS PARCEL 28 AS SHOWN ON SURVEY FILE NO. LG-636(C) PREPARED BY RICHARD MILLER & ASSOCIATES DATED SEPTEMBER 2, 1999, A DISTANCE OF 327.04 FEET, THENCE SOUTH 21°18'27" WEST ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 580.83 FEET TO THE NORTHERLY LINE OF AN ADJOINING RAYLAND COMPANY PARCEL REFERRED TO AS P.I. N25-2N-28-0000-0002-0280, THENCE NORTH 89°54'37" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 238.02 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND A NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON MAP NO. S-2-1050-9-88 PREPARED BY PRIVETT AND ASSOCIATES, INC. AND ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 12°48'30" WEST ALONG THE WESTERLY LINE OF SAID ADJOINING PARCEL AND ALSO ALONG THE EASTERLY LINE OF SAID PARCEL B, A DISTANCE OF 372.98 FEET, THENCE NORTH 81°37'50" WEST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 809, PAGE 1435, SAID PUBLIC RECORDS, A DISTANCE OF 1593.47 FEET TO A POINT LYING ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1562.60 FEET, SAID POINT ALSO LYING ALONG THE INTERSECTION OF THE EASTERLY LINE OF A PROPOSED 125 FOOT WIDE INGRESS AND EGRESS EASEMENT KNOWN AS LOFTON BOULEVARD, THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF THE PROPOSED LOFTON BOULEVARD, AN ARC DISTANCE OF 195.61 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°53'34" WEST, AND A CHORD DISTANCE OF 195.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1437.60 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 256.00 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 18°22'38" WEST AND A CHORD DISTANCE OF 255.67 FEET TO A POINT ON SAID CURVE, THENCE ALONG THE NORTHERLY LINES OF AFOREMENTIONED PARCEL B THE FOLLOWING FIVE COURSES: SOUTH 72°46'59" EAST A DISTANCE OF 131.35 FEET, THENCE SOUTH 89°54'37" EAST A DISTANCE OF 1030.16 FEET, THENCE SOUTH 81°32'30" EAST A DISTANCE OF 62.28 FEET, THENCE SOUTH 16°16'25" WEST A DISTANCE OF 232.81 FEET, THENCE SOUTH 89°54'37" EAST A DISTANCE OF 658.95 FEET TO THE POINT OF BEGINNING CONTAINING 16.0 ACRES MORE OR LESS.

**EXHIBIT D - LEGAL DESCRIPTIONS FOR PARCEL C  
(COPPENBARGER HOMES, INC.)**

EXHIBIT D

PARCEL B2  
A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 2 NORTH, RANGE 27  
EAST, AND A PORTION OF SECTIONS 25 AND 26, TOWNSHIP 2 NORTH,  
RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE  
COMMENCE AT THE NORTHWEST CORNER OF LOT 1 OF FLORA PARK AS  
RECORDED IN PLAT BOOK 6, PAGES 136, 137 AND 138 OF THE CURRENT  
PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 72°46'59" WEST  
ALONG THE NORTHERLY LINE OF A RAYLAND COMPANY, INC. PARCEL  
REFERRED TO AS P.L. 25-2N-28-0000-0002-0080 AND ALSO  
PARCEL 28 AS SHOWN ON SURVEY FILE NO. 46-636(C) PREPARED BY  
RICHARD MILLER & ASSOCIATES DATED SEPTEMBER 2, 1999, A DISTANCE  
OF 327.04 FEET, THENCE SOUTH 21°18'27" WEST ALONG THE WESTERLY  
LINE OF SAID PARCEL A DISTANCE OF 580.83 FEET TO THE NORTHERLY  
LINE OF AN ADJOINING RAYLAND COMPANY PARCEL REFERRED TO AS  
P.L. 25-2N-28-0000-0002-0280, THENCE NORTH 89°54'57" WEST  
ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 236.02  
FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND A  
NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON MAP NO.  
S-2-1050-9-98 PREPARED BY PRIVETT AND ASSOCIATES, INC., THENCE  
SOUTH 12°48'30" WEST ALONG THE WESTERLY LINE OF SAID ADJOINING  
PARCEL AND ALSO ALONG THE EASTERLY LINE OF SAID PARCEL B A  
DISTANCE OF 372.98 FEET TO THE POINT OF BEGINNING, THENCE SOUTH  
12°48'30" WEST ALONG THE EASTERLY LINE OF AFOREMENTIONED  
PARCEL B A DISTANCE OF 2241.01 FEET, THENCE SOUTH 86°33'00"  
WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL B A DISTANCE OF  
897.44 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF A  
PROPOSED 125 FOOT WIDE INGRESS AND EGRESS EASEMENT KNOWN AS  
LOFTON BOULEVARD, THENCE NORTHERLY ALONG SAID EASTERLY LINE OF  
THE PROPOSED LOFTON BOULEVARD, THE FOLLOWING TWO COURSES  
NORTH 03°20'00" WEST, A DISTANCE OF 2126.94 TO THE POINT OF  
CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A  
RADIUS OF 1562.50 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE  
AN ARC DISTANCE OF 353.78 FEET AND BEING SUBTENDED BY A CHORD  
BEARING OF NORTH 09°49'15" WEST AND A CHORD DISTANCE OF 353.07  
FEET TO A POINT LYING ALONG THE NORTHERLY LINE OF THOSE LANDS  
DESCRIBED IN OFFICIAL RECORDS VOLUME 809, PAGE 1455, SAID PUBLIC  
RECORDS, THENCE SOUTH 81°37'50" EAST ALONG SAID NORTHERLY LINE  
AND ITS EASTERLY PROLONGATION, A DISTANCE OF 1593.47 FEET TO  
THE POINT OF BEGINNING, CONTAINING 63.36 ACRES, MORE OR LESS,  
LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK  
550, PAGE 511 AND IN OFFICIAL RECORDS BOOK 619, PAGE 906, SAID  
PUBLIC RECORDS AS SUNRAY WATER PLANT SITE,  
SUBJECT TO AN 80 FOOT EASEMENT FOR INGRESS AND EGRESS AND  
UTILITIES TO SUNRAY WATER PLANT SITE AS DESCRIBED IN OFFICIAL  
RECORDS BOOK 809, PAGE 1455, SAID PUBLIC RECORDS.

**EXHIBIT E - LEGAL DESCRIPTION FOR PARCEL D  
(PETERS JAMES D. & SHIRLEY)**

**REMOVED FROM ASSESSMENT AREA**

**EXHIBIT F - LEGAL DESCRIPTION FOR PARCEL E  
(AMELIA CONCOURSE DEVELOPMENT, LLC)**

EXHIBIT F

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 29, AND SECTION 32, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32; SAID POINT LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF ROBERT A. MARINO AND SOOK MARINO (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 89°-43'-40" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER THEREOF; RUN THENCE NORTH 05°-34'-05" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 911.75 FEET TO A POINT ON A NON-TANGENT CURVE; RUN THENCE IN A EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1200.00 FEET, A CHORD DISTANCE OF 318.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 83°-40'-28" EAST; RUN THENCE NORTH 88°-42'-23" EAST, A DISTANCE OF 1015.37 FEET TO A POINT OF CURVATURE; RUN THENCE IN A EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1050.00 FEET, A CHORD DISTANCE OF 346.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 81°-47'-24" EAST; RUN THENCE SOUTH 72°-17'-11" EAST, A DISTANCE OF 415.16 FEET TO A POINT ON THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF JAMES D. PETERS & SHIRLEY D. PETERS, DAVID B. ZACHRY & BARBARA P. ZACHRY (ACCORDING TO DEED RECORDED IN BOOK 149, PAGE 499 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 00°-05'-39" EAST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 710.06 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS (ACCORDING TO DEED RECORDED IN BOOK 855, PAGE 1174 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 89°-43'-40" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1599.32 FEET TO THE NORTHWEST CORNER THEREOF; RUN THENCE SOUTH 28°-19'-19" WEST ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 712.17 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF NORTH HAMPTON, LLC (ACCORDING TO DEED RECORDED IN BOOK 999, PAGE 346 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 89°-59'-20" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 709.26 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF BARNEY L. NELSON AND KATIE E. NELSON (ACCORDING TO DEED RECORDED IN BOOK 16, PAGE 203 OF THE OFFICIAL RECORDS OF SAID COUNTY), SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF SAID SECTION 32; RUN THENCE NORTH 00°-20'-26" EAST ALONG SAID SECTION 32, A DISTANCE OF 622.11 FEET TO THE POINT OF BEGINNING.

**EXHIBIT G - LEGAL DESCRIPTION FOR PARCEL G  
(SEDA CONSTRUCTION)**

EXHIBIT G

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 27 EAST, ALL IN NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND RUN THENCE NORTH 00°-26'-42" WEST ALONG THE EASTERLY LINE OF SAID SECTION 26, A DISTANCE OF 1038.85 FEET TO A POINT ON THE CENTERLINE OF A 50 FOOT WIDE CONSTRUCTION - MAINTENANCE EASEMENT AND RIGHT-OF-WAY (ACCORDING TO DEED RECORDED IN BOOK 21, PAGE 44 OF THE OFFICIAL RECORDS OF SAID COUNTY) AND RUN THENCE SOUTH 88°-35'-04" WEST ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 1514.87 FEET TO A POINT; RUN THENCE NORTH 01°-04'-56" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY LINE OF AN 80 FOOT WIDE UTILITY EASEMENT (ACCORDING TO DEED RECORDED IN BOOK 673, PAGE 1452 OF THE OFFICIAL RECORDS OF SAID COUNTY) AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE THE FOLLOWING FOUR COURSES ALONG THE SOUTHERLY LINE OF THE LAST MENTIONED 80 FOOT WIDE UTILITY EASEMENT, THE SAME BEING THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF AMELIA NATIONAL ENTERPRISE, LLC (ACCORDING TO DEED RECORDED IN DEED BOOK 1090, PAGE 1213 OF THE PUBLIC RECORDS OF SAID COUNTY): (1) SOUTH 06°-55'-04" WEST, A DISTANCE OF 200.68 FEET TO A POINT; (2) RUN THENCE SOUTH 88°-09'-54" WEST, A DISTANCE OF 1,419.45 FEET TO A POINT; (3) RUN THENCE SOUTH 88°-40'-24" WEST, A DISTANCE OF 820.40 FEET TO A POINT; (4) RUN THENCE SOUTH 87°-42'-44" WEST, A DISTANCE OF 1,426.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (A 125 FOOT WIDE EASEMENT ACCORDING TO DEED RECORDED IN BOOK 901, PAGE 1870 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 03°-27'-00" WEST ALONG THE EASTERLY LINE OF THE LAST MENTIONED 125 FOOT WIDE EASEMENT, A DISTANCE OF 2,302.82 FEET TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF FLORA PARK DEVELOPMENT V, INC. (ACCORDING TO DEED RECORDED IN BOOK 1053, PAGE 1793 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 89°-59'-55" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 753.29 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT LYING ON THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF FLORA PARK DEVELOPMENT, INC. (ACCORDING TO DEED RECORDED IN BOOK 940, PAGE 919 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE THE FOLLOWING 21 COURSES GENERALLY ALONG THE NORTHWESTERLY AND SOUTHERLY LINE OF LAST MENTIONED LANDS (1) SOUTH 25°-36'-46" WEST, A DISTANCE OF 70.06 FEET TO A POINT; (2) RUN THENCE SOUTH 12°-28'-20" WEST, A DISTANCE OF 43.16 FEET TO A POINT; (3) RUN THENCE SOUTH 37°-55'-37" EAST, A DISTANCE OF 69.41 FEET TO A POINT; (4) RUN THENCE SOUTH 86°-25'-21" EAST, A DISTANCE OF 70.91 FEET TO A POINT; (5) RUN THENCE NORTH 76°-02'-02" EAST, A DISTANCE OF 73.29 FEET TO A POINT; (6) RUN THENCE NORTH 84°-43'-49" EAST, A DISTANCE OF 76.71 FEET TO A POINT; (7) RUN THENCE NORTH 06°-33'-46" EAST, A DISTANCE OF 44.86 FEET TO A POINT; (8) RUN THENCE NORTH 78°-07'-19" EAST, A DISTANCE OF 42.39 FEET TO A POINT; (9) RUN THENCE NORTH 49°-21'-01" EAST, A DISTANCE OF 34.42 FEET TO A POINT; (10) RUN THENCE NORTH 30°-03'-33" EAST, A DISTANCE OF 44.46 FEET TO A POINT; (11) RUN THENCE NORTH 18°-01'-53" EAST, A DISTANCE OF 30.18 FEET TO A POINT; (12) RUN THENCE NORTH 27°-46'-16" EAST, A DISTANCE OF 46.39 FEET TO A POINT; (13) RUN THENCE NORTH 12°-04'-46" EAST, A DISTANCE OF 44.21 FEET TO A POINT; (14) RUN THENCE NORTH 46°-20'-03" EAST, A DISTANCE OF 32.00 FEET TO A POINT; (15) RUN THENCE NORTH 73°-45'-12" EAST, A DISTANCE OF 32.37 FEET TO A POINT; (16) RUN THENCE NORTH 79°-33'-19" EAST, A DISTANCE OF 18.01 FEET TO A POINT; (17) RUN THENCE NORTH 06°-15'-44" EAST, A DISTANCE OF 25.07 FEET TO A POINT; (18) RUN THENCE SOUTH 69°-58'-42" EAST, A DISTANCE OF 34.81 FEET TO A POINT; (19) RUN THENCE SOUTH 75°-08'-15" EAST, A DISTANCE OF 37.29 FEET TO A POINT; (20) RUN THENCE NORTH 82°-16'-46" EAST, A DISTANCE OF 38.89 FEET TO A POINT; (21) RUN THENCE SOUTH 64°-01'-15" EAST, A DISTANCE OF 121.16 FEET TO THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF FLORA PARK DEVELOPMENT V, INC. (ACCORDING TO DEED RECORDED IN BOOK 1053, PAGE 1793 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 04°-06'-30" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 427.80 FEET TO A POINT; RUN THENCE SOUTH 89°-59'-55" WEST ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 174.83 FEET TO A POINT; RUN THENCE SOUTH 00°-00'-05" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 438.80 FEET TO A POINT; RUN THENCE SOUTH 58°-08'-54" WEST ALONG A NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 147.75 FEET TO A POINT; RUN THENCE SOUTH 00°-00'-05" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 470.17 FEET TO THE SOUTHWEST CORNER THEREOF; RUN THENCE NORTH 88°-32'-55" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 327.78 FEET TO A POINT; RUN THENCE SOUTH 79°-00'-05" EAST CONTRIBUTING ALONG LAST MENTIONED SOUTHERLY LINE, A DISTANCE OF 870.03 FEET TO THE SOUTHEAST CORNER THEREOF; RUN THENCE NORTH 00°-00'-05" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 737.46 FEET TO A POINT; RUN THENCE NORTH 89°-59'-55" EAST ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 156.94 FEET TO A POINT; RUN THENCE NORTH 06°-20'-39" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 344.43 FEET TO A POINT; RUN THENCE NORTH 77°-16'-16" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1,610.86 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF FLORA PARK DEVELOPMENT, INC. (ACCORDING TO DEED RECORDED IN BOOK 1053, PAGE 1397 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 58°-15'-37" EAST ALONG LAST MENTIONED SOUTHWESTERLY LINE, A DISTANCE OF 71.50 FEET TO A POINT; RUN THENCE SOUTH 02°-04'-04" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, TO AND ALONG THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF FLORA PARK DEVELOPMENT V, INC. (ACCORDING TO DEED RECORDED IN BOOK 1053, PAGE 1793 OF THE PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 975.00 FEET TO A POINT; RUN THENCE SOUTH 11°-33'-06" WEST CONTRIBUTING ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1,133.20 FEET TO THE POINT OF BEGINNING.

G-1

**EXHIBIT H - LEGAL DESCRIPTION FOR PARCEL H  
(NORTH HAMPTON, LLC)**

**REMOVED FROM ASSESSMENT AREA**

**EXHIBIT I - LEGAL DESCRIPTION FOR PARCEL I  
(RAYLAND, LLC)**

EXHIBIT I

LEGAL DESCRIPTION OF A PORTION OF SECTIONS 12, 13, 24, 39, AND 40, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTIONS 12, 13, 24, 39, AND 40, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24 AND RUN SOUTH 88°-27'-11" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 24, A DISTANCE OF 2138 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY EDGE OF MARSH OF LOFTON CREEK; RUN THENCE IN GENERALLY A NORTHWESTERLY DIRECTION ALONG THE MEANDERINGS OF SAID NORTHEASTERLY EDGE OF MARSH OF LOFTON CREEK, THE SAME BEING THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF RAYLAND, LLC (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 579, PAGE 407), A DISTANCE OF 5,475 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 18°-00'-00" EAST, A DISTANCE OF 40 FEET, MORE OR LESS, FROM A 1/2 INCH PIPE FOUND; RUN THENCE NORTH 18°-00'-00" EAST TO AND ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF NORTH HAMPTON, LLC (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 967, PAGE 522), A DISTANCE OF ±1004 FEET, MORE OR LESS, TO A POINT; RUN THENCE NORTH 40°-00'-00" EAST ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1650.02 FEET TO A POINT; RUN THENCE NORTH 15°-00'-12" EAST, ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1460.22 FEET TO A POINT; RUN THENCE NORTH 28°-01'-01" WEST ALONG THE NORTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 2498.71 FEET TO A POINT; RUN THENCE NORTH 04°-00'-00" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, TO AND ALONG THE EASTERLY LINE OF TRACT 10, NORTH HAMPTON - PHASE ONE (ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 215 OF THE PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 1681.71 FEET TO A POINT ON THE NORTH ON THE SOUTHERLY LINE OF PARCEL 2 OF SAID NORTH HAMPTON PHASE - ONE; RUN THENCE NORTH 87°-43'-05" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, TO AND ALONG A SOUTHERLY LINE OF THE AFOREMENTIONED LANDS OF NORTH HAMPTON, LLC, A DISTANCE OF 2478.42 FEET TO A POINT ON THE WESTERLY LINE OF A 150-FOOT WIDE EASEMENT (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 933, PAGE 803); RUN THENCE SOUTH 03°-27'-00" EAST ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 489.40 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 5579.58 FEET, A CHORD DISTANCE OF 141.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 02°-43'-30" EAST; RUN THENCE SOUTH 02°-00'-00" EAST ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 1881.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1104.93 FEET, A CHORD DISTANCE OF 415.86 FEET TO A POINT ON THE EASTERLY LINE OF AFOREMENTIONED SECTION 13, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 12°-50'-48" EAST; RUN THENCE SOUTH 01°-14'-16" EAST ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 3420.44 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED SECTION 24; RUN THENCE SOUTH 01°-33'-59" EAST ALONG THE EASTERLY OF SAID SECTION 24, A DISTANCE OF 5320.31 FEET TO SOUTHEAST CORNER THEREOF FOR THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 673 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

**EXHIBIT J - LEGAL DESCRIPTION FOR PARCEL J  
(MARINO)**

EXHIBIT J

LEGAL DESCRIPTION OF SUBJECT PROPERTY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30 AND RUN SOUTH 89°-38'-10" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 30, A DISTANCE OF 1513.44 FEET TO A POINT; RUN THENCE NORTH 05°-00'-00" WEST, A DISTANCE OF 1911.51 FEET TO A POINT; RUN THENCE SOUTH 80°-00'-00" EAST, A DISTANCE OF 483.25 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1123.34 FEET, A CHORD DISTANCE OF 395.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 69°-51'-30" EAST; RUN THENCE SOUTH 59°-43'-00" EAST, A DISTANCE OF 1260.24 FEET TO A POINT OF CURVATURE; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1200.00 FEET, A CHORD DISTANCE OF 341.03 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67°-53'-09" EAST; RUN THENCE SOUTH 05°-34'-05" EAST, A DISTANCE OF 911.75 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 29; RUN THENCE SOUTH 89°-43'-40" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 29, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 73.57 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN

**EXHIBIT K - LEGAL DESCRIPTION FOR PARCEL K  
(RAYLAND, LLC)**

EXHIBIT K

A 62.40 ACRE PARCEL OF LAND BEING A PORTION OF SECTION 1 AND SECTION 12 AND A PORTION OF SECTION 37 OF THE JOHN LOWE MILL GRANT, ALL LYING IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 1 AND SECTION 12 AND A PORTION OF SECTION 37 OF THE JOHN LOWE MILL GRANT, ALL LYING IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CENTERLINE OF RIGHT-OF-WAY INTERSECTION OF STATE ROAD No. 200-A (A 100 FOOT RIGHT-OF-WAY BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 74600-2150 (7460-175)) AND STATE ROAD No. 200 / A1A (RIGHT-OF-WAY VARIES AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 74060-2503) AND RUN THENCE NORTH 72°-46'-59" WEST ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 62.87 FEET TO A POINT; RUN THENCE SOUTH 17°-13'-01" WEST, A DISTANCE OF 92.00 FEET TO A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STATE ROAD No. 200 / A1A INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (A 125 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY DEED RECORDED IN BOOK 766, PAGE 775 OF THE OFFICIAL RECORDS OF SAID COUNTY) SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF BAPTIST HEALTH PROPERTIES, INC. (ACCORDING TO DEED RECORDED IN BOOK 765, PAGE 186 OF THE OFFICIAL RECORDS OF SAID COUNTY); THENCE CONTINUE SOUTH 17°-13'-01" WEST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE, A DISTANCE OF 268.06 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF NASSAU COUNTY (ACCORDING TO DEED RECORDED IN BOOK 766, PAGE 775 OF THE OFFICIAL RECORDS OF SAID COUNTY); THENCE CONTINUE SOUTH 17°-13'-01" WEST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE, TO AND ALONG, THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (ACCORDING TO DEED RECORDED IN BOOK 901, PAGE 1965 OF THE OFFICIAL RECORDS OF SAID COUNTY), A DISTANCE OF 104.36 FEET TO A POINT OF CURVATURE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A

RADIUS OF 1,562.50 FEET, A CHORD DISTANCE OF 1,086.63 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 03°-07'-52" EAST; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 1437.50 FEET, A CHORD DISTANCE OF 502.84 FEET TO THE NORTHERNMOST CORNER OF THE NORTH HAMPTON PHASE ONE SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLATBOOK 6, PAGE 215 OF THE OFFICIAL RECORDS OF SAID COUNTY), THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 13°-24'-23" EAST; RUN THENCE SOUTH 27°-57'-39" WEST ALONG LAST THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1997.29 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF LANDMAR RESORTS, INC. (ACCORDING TO DEED RECORDED IN BOOK 911, PAGE 845 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 86°-50'-00" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 402.81 FEET TO A POINT; RUN THENCE NORTH 08°-21'-15" EAST, TO AND ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF THE SUNRAY TREATMENT PLANT (ACCORDING TO DEED RECORDED IN BOOK 532, PAGE 274 OF THE OFFICIAL RECORDS OF SAID COUNTY), A DISTANCE OF 2278.29 FEET TO A POINT ON THE NORTHERLY LINE OF A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS (ACCORDING TO DEED RECORDED IN BOOK 809, PAGE 1445 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 81°-38'-47" EAST ALONG LAST MENTIONED NORTHERLY EASEMENT LINE, A DISTANCE OF 84.06 FEET TO A POINT ON AN EASTERLY LINE OF LANDS NOW OR FORMERLY OF RAYONIER, INC. (ACCORDING TO DEED RECORDED IN BOOK 696, PAGE 962 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 06°-49'-18" EAST ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 1,159.22 FEET TO AN ANGLE POINT; RUN THENCE NORTH 84°-21'-57" WEST ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 100.02 FEET TO AN ANGLE POINT; RUN THENCE NORTH 05°-38'-03" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 500.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 200 / A1A; RUN THENCE SOUTH 72°-46'-59" EAST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 324.95 FEET TO A POINT; RUN THENCE SOUTH 75°-38'-44" EAST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.78 FEET TO A POINT AT THE NORTHWEST CORNER OF THE AFOREMENTIONED LANDS NOW OR FORMERLY OF BAPTIST HEALTH PROPERTIES, INC.; RUN THENCE THE FOLLOWING 8 COURSES ALONG THE GENERALLY WESTERLY AND SOUTHERLY LINES OF LAST MENTIONED LANDS: (1) RUN THENCE SOUTH 61°-31'-51" WEST, A DISTANCE OF 46.17 FEET TO A POINT; (2) RUN THENCE SOUTH 16°-55'-11" WEST, A DISTANCE OF 47.44 FEET TO A POINT; (3) RUN THENCE SOUTH 07°-32'-07" WEST, A DISTANCE OF 88.76 FEET TO A POINT; (4) RUN THENCE SOUTH 12°-11'-32" WEST, A DISTANCE OF 41.02 FEET TO A POINT; (5) RUN THENCE SOUTH 01°-01'-02" EAST, A DISTANCE OF 60.38 FEET TO A POINT; (6) RUN THENCE SOUTH 72°-20'-46" EAST, A DISTANCE OF 24.34 FEET TO A POINT; (7) RUN

THENCE NORTH 43°-25'-52" EAST, A DISTANCE OF 19.36 FEET TO A POINT; (8) RUN THENCE SOUTH 72°-46'-59" EAST, A DISTANCE OF 212.67 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LANDS OF NASSAU COUNTY; RUN THENCE THE FOLLOWING 11 COURSES ALONG THE SOUTHWESTERLY, SOUTHERLY AND EASTERLY LINE OF LAST MENTIONED LANDS: (1) RUN THENCE SOUTH 19°-59'-44" EAST, A DISTANCE OF 8.33 FEET TO A POINT; (2) RUN THENCE SOUTH 27°-18'-59" EAST, A DISTANCE OF 28.53 FEET TO A POINT; (3) RUN THENCE SOUTH 06°-59'-03" EAST, A DISTANCE OF 48.93 FEET TO A POINT; (4) RUN THENCE SOUTH 44°-02'-12" EAST, A DISTANCE OF 41.79 FEET TO A POINT; (5) RUN THENCE SOUTH 32°-48'-33" WEST, A DISTANCE OF 18.08 FEET TO A POINT; (6) RUN THENCE SOUTH 17°-31'-53" WEST, A DISTANCE OF 15.88 FEET TO A POINT; (7) RUN THENCE SOUTH 22°-24'-08" EAST, A DISTANCE OF 34.47 FEET TO A POINT; (8) RUN THENCE SOUTH 01°-04'-32" WEST, A DISTANCE OF 21.18 FEET TO A POINT; (9) RUN THENCE SOUTH 39°-59'-03" EAST, A DISTANCE OF 41.04 FEET TO A POINT; (10) RUN THENCE SOUTH 72°-46'-59" EAST, A DISTANCE OF 42.40 FEET TO A POINT; (11) RUN THENCE NORTH 17°-13'-01" EAST, A DISTANCE OF 78.43 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 62.40 ACRES AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

**EXHIBIT L - LEGAL DESCRIPTION FOR PARCEL L  
(RAYLAND, LLC)**

EXHIBIT L

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, HASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS F AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 28 EAST, HASSAU COUNTY, FLORIDA SAID POINT LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORM (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 89°-38'-10" WEST, ALONG THE SOUTHERLY LINE OF L FEET TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF LOUISE WILLIAMS (AC 805 OF THE OFFICIAL RECORDS OF SAID COUNTY).

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 89°-38'-10" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 3771.54 FEET TO T; RUN THENCE NORTH 01°-14'-16" WEST, ALONG THE WESTERLY SECTION LINE OF SAID SECTION 30, A DISTANCE OF 3420.44 FEET TO A POINT ON A NON-TANGENT CURVE; RUN THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1104.93 FEET, A CHORD DISTANCE OF 577.66 FEET TO THE POINT OF TANGENCY OF AFOREMENTIONED CHORD BEING SOUTH 38°-50'-48" EAST; RUN THENCE SOUTH 54°-00'-00" EAST, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SC CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2058.86 FEET, A CHORD DISTANCE OF 926.74 FEET TO THE POINT OF TANGENCY OF SAID CURV BEING SOUTH 67°-00'-00" EAST; RUN THENCE SOUTH 80°-00'-00" EAST, A DISTANCE OF 2049.03 FEET TO A POINT ON THE WESTERLY LINE OF THE AFOREMENTIONED LANDS NOW MARINO (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 05°-00'-00" EAST, ALONG THE WESTERLY LIN 1911.51 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 199.83 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

LEGAL DESCRIPTION OF THE 150' WIDE INGRESS AND EGRESS EASEMENT:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A 150-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING OVER A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 2 A SAID EASEMENT LYING 75.00 FEET (AS MEASURED AT RIGHT ANGLES) EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: FOR A POINT OF REFERENCE COMMENCE AT THE SO LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF ROBERT A. MARINO AND SOOK MARINO (ACCORDING TO DEED RECORDED IN BOOK 523, PAGE 803 OF THE OFFI; SOUTH 89°-38'-10" WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1513.44 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO LYING FORMERLY OF LOUISE WILLIAMS (ACCORDING TO DEED RECORDED IN BOOK 548, PAGE 805 OF THE OFFICIAL RECORDS OF SAID COUNTY); CONTINUE THENCE SOUTH 89°-38'-10" W MENTIONED LANDS, A DISTANCE OF 3771.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID SECTION 30; RUN THENCE NORTH 01°-14'-16" WEST, ALONG THE WESTERLY SECTION 3420.44 FEET TO A POINT ON A NON-TANGENT CURVE; RUN THENCE NORTH 66°-18'-24" EAST, A DISTANCE OF 75.00 FEET TO THE CENTERLINE OF THE 150-FOOT WIDE EASEM HEREAFTER AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAV DISTANCE OF 538.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 38°-50'-48" EAST; RUN THENCE SOUTH 5 A POINT OF CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS C FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67°-00'-00" EAST; RUN THENCE SOUTH 80°-00'-00" EAST, A CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1198.34 F POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 69°-51'-30" EAST; RUN THENCE SOUTH 59°-43'-00" EAST, A DISTANCE OF THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1125.00 FEET, A CHORD DIST; TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 75°-30'-18" EAST; RUN THENCE SOUTH 88°-42'-23" EAST, A DISTANCE OF 1015.37 F SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1125.00 FEET, A CHORD DISTANCE OF 371.50 F THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 81°-47'-24" EAST; RUN THENCE SOUTH 72°-17'-11" EAST, A DISTANCE OF 391.07 FEET TO A POINT ON THE WESTE D. PETERS & SHIRLEY D. PETERS, DAVID B. ZACHRY & BARBARA P. ZACHRY (ACCORDING TO DEED RECORDED IN BOOK 149, PAGE 499 OF THE OFFICIAL RECORDS OF SAID COUN DESCRIBED HEREIN.

THE LAND THUS DESCRIBED CONTAINS 29.66 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

1-1

INSTR # 200342603  
DR BK 01190 PG 1162

**APPENDIX B**

**ACKNOWLEDGMENTS**

Return: BOCC  
Joyce/Connie

11/18/2003 04:27:35 PM

INSTR # 200342046  
OR BK 01189 PGS 0921-0927  
RECORDED 11/18/2003 04:27:35 PM  
CIVIL WILEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 33.00

**CERTIFICATE OF ACKNOWLEDGMENT  
AMELIA CONCOURSE ASSESSMENT AREA**

RAYLAND, LLC (the "Owner"), a Delaware limited liability company and the sole owner of the land described in Exhibit A attached hereto (the "Benefitted Property") located in Nassau County, Florida (the "County"), intending that it and its successors in interest shall be legally bound hereby, has executed and delivered this Certificate of Acknowledgment to induce the County, to construct and maintain the Road Improvements, as defined in the Assessment Resolution No. 2003-109 adopted by the Board of County Commissioners of the County on August 11, 2003, as amended (the "Assessment Resolution"). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Resolution.

The Owner, its successors and assigns, hereby acknowledge and agree as follows:

- (1) The Owner is vested with fee simple title of record to the Benefitted Property.
- (2) The construction and maintenance of the Road Improvements by the County will provide access to the Benefitted Property. The Benefitted Property will be specially benefitted by the construction and maintenance of the Road Improvements by the County and is properly included in the Assessment Area.
- (3) Due to the nature of the Benefitted Property, it is fair and reasonable to approximate the special benefits to be provided by the construction and maintenance of the Road Improvements by imposing the Improvement Assessments and Maintenance Assessments (collectively, the "Assessments") based on the relative amount of vehicle trips estimated to be generated by the Benefitted Property in the Assessment Area. The Assessments provide an equitable method of funding the Capital Cost and Maintenance Cost of the Road Improvements by fairly and reasonably allocating such costs to each Tax Parcel on the basis of the potential vehicle trips generated by each Tax Parcel.
- (4) The number of ERUs (based on estimated development) for the Benefitted Property is 716.00, which are based on the following: 100.00 ERUs derived directly from Single-Family Residential Units; and 616.00 ERUs derived from approximately 100,000 square feet of general commercial space.
- (5) The terms and conditions of the Assessments described in the Assessment Resolution, including but not limited to (a) the boundaries of the Assessment Area, (b) assignment of vehicle trips to each Tax Parcel located within the Assessment Area, (c) computation of annual Assessments, (d) computation of the Initial Prepayment Amounts and Adjusted Prepayment Amounts for the Assessments, and (e) reallocation of Assessments upon subdivision of property, are fair and reasonable in relation to the special benefits to be

INSTR # 200342603  
OR BK 01190 PG 1164

Rec 33.00

7

provided to each Tax Parcel located within the Assessment Area by construction and maintenance of the Road Improvements.

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the 10<sup>th</sup> day of September, 2003.

**RAYLAND, LLC, a Delaware Limited Liability Company**

By its manager, Rayonier Timberlands Management, Inc

By: W. D. Pritchett

Its: Vice President

ATTEST:

[Signature]  
Asst Secretary

(SEAL)

STATE OF Florida  
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by W.D. Erickson,  
Vice President and Tracy K. Arthur, Asst. Secy., respectively, of Rayland, LLC. They  
are personally known to me or have produced \_\_\_\_\_, as identification, and did  
(did not) take an oath.

WITNESS my hand and official seal, this 10<sup>th</sup> day of November, A.D., 2003

Claire Coverdell  
Notary Public  
State of Florida

My commission expires \_\_\_\_\_



**EXHIBIT A**

**LEGAL DESCRIPTION FOR BENEFITTED PROPERTY**

A 62.40 ACRE PARCEL OF LAND BEING A PORTION OF SECTION 1 AND SECTION 12 AND A PORTION OF SECTION 37 OF THE JOHN LOWE MILL GRANT, ALL LYING IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 1 AND SECTION 12 AND A PORTION OF SECTION 37 OF THE JOHN LOWE MILL GRANT, ALL LYING IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CENTERLINE OF RIGHT-OF-WAY INTERSECTION OF STATE ROAD No. 200-A (A 100 FOOT RIGHT-OF-WAY BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 74600-2150 (7460-175)) AND STATE ROAD No. 200 / A1A (RIGHT-OF-WAY VARIES AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 74060-2503) AND RUN THENCE NORTH 72°-46'-59" WEST ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 62.87 FEET TO A POINT; RUN THENCE SOUTH 17°-13'-01" WEST, A DISTANCE OF 92.00 FEET TO A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STATE ROAD No. 200 / A1A INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (A 125 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY DEED RECORDED IN BOOK 766, PAGE 775 OF THE OFFICIAL RECORDS OF SAID COUNTY) SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF BAPTIST HEALTH PROPERTIES, INC. (ACCORDING TO DEED RECORDED IN BOOK 765, PAGE 186 OF THE OFFICIAL RECORDS OF SAID COUNTY); THENCE CONTINUE SOUTH 17°-13'-01" WEST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE, A DISTANCE OF 268.06 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF NASSAU COUNTY (ACCORDING TO DEED RECORDED IN BOOK 766, PAGE 775 OF THE OFFICIAL RECORDS OF SAID COUNTY); THENCE CONTINUE SOUTH 17°-13'-01" WEST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE, TO AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (ACCORDING TO DEED RECORDED IN BOOK 901, PAGE 1965 OF THE OFFICIAL RECORDS OF SAID COUNTY), A DISTANCE OF 104.36 FEET TO A POINT OF CURVATURE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A

RADIUS OF 1,562.50 FEET, A CHORD DISTANCE OF 1,086.63 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 03°-07'-52" EAST; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 1437.50 FEET, A CHORD DISTANCE OF 502.84 FEET TO THE NORTHERNMOST CORNER OF THE NORTH HAMPTON PHASE ONE SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLATBOOK 6, PAGE 215 OF THE OFFICIAL RECORDS OF SAID COUNTY), THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 13°-24'-23" EAST; RUN THENCE SOUTH 27°-57'-39" WEST ALONG LAST THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1997.29 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF LANDMAR RESORTS, INC. (ACCORDING TO DEED RECORDED IN BOOK 911, PAGE 845 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 86°-50'-00" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 402.81 FEET TO A POINT; RUN THENCE NORTH 08°-21'-15" EAST, TO AND ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF THE SUNRAY TREATMENT PLANT (ACCORDING TO DEED RECORDED IN BOOK 532, PAGE 274 OF THE OFFICIAL RECORDS OF SAID COUNTY), A DISTANCE OF 2278.29 FEET TO A POINT ON THE NORTHERLY LINE OF A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS (ACCORDING TO DEED RECORDED IN BOOK 809, PAGE 1445 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 81°-38'-47" EAST ALONG LAST MENTIONED NORTHERLY EASEMENT LINE, A DISTANCE OF 84.06 FEET TO A POINT ON AN EASTERLY LINE OF LANDS NOW OR FORMERLY OF RAYONIER, INC. (ACCORDING TO DEED RECORDED IN BOOK 696, PAGE 962 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 06°-49'-18" EAST ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 1,159.22 FEET TO AN ANGLE POINT; RUN THENCE NORTH 84°-21'-57" WEST ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 100.02 FEET TO AN ANGLE POINT; RUN THENCE NORTH 05°-38'-03" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 500.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 200 / A1A; RUN THENCE SOUTH 72°-46'-59" EAST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 324.95 FEET TO A POINT; RUN THENCE SOUTH 75°-38'-44" EAST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.78 FEET TO A POINT AT THE NORTHWEST CORNER OF THE AFOREMENTIONED LANDS NOW OR FORMERLY OF BAPTIST HEALTH PROPERTIES, INC.; RUN THENCE THE FOLLOWING 8 COURSES ALONG THE GENERALLY WESTERLY AND SOUTHERLY LINES OF LAST MENTIONED LANDS: (1) RUN THENCE SOUTH 61°-31'-51" WEST, A DISTANCE OF 46.17 FEET TO A POINT; (2) RUN THENCE SOUTH 16°-55'-11" WEST, A DISTANCE OF 47.44 FEET TO A POINT; (3) RUN THENCE SOUTH 07°-32'-07" WEST, A DISTANCE OF 88.76 FEET TO A POINT; (4) RUN THENCE SOUTH 12°-11'-32" WEST, A DISTANCE OF 41.02 FEET TO A POINT; (5) RUN THENCE SOUTH 01°-01'-02" EAST, A DISTANCE OF 60.38 FEET TO A POINT; (6) RUN THENCE SOUTH 72°-20'-46" EAST, A DISTANCE OF 24.34 FEET TO A POINT; (7) RUN

THENCE NORTH 43°-25'-52" EAST, A DISTANCE OF 19.36 FEET TO A POINT; (8) RUN THENCE SOUTH 72°-46'-59" EAST, A DISTANCE OF 212.67 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LANDS OF NASSAU COUNTY; RUN THENCE THE FOLLOWING 11 COURSES ALONG THE SOUTHWESTERLY, SOUTHERLY AND EASTERLY LINE OF LAST MENTIONED LANDS: (1) RUN THENCE SOUTH 19°-59'-44" EAST, A DISTANCE OF 8.33 FEET TO A POINT; (2) RUN THENCE SOUTH 27°-18'-59" EAST, A DISTANCE OF 28.53 FEET TO A POINT; (3) RUN THENCE SOUTH 06°-59'-03" EAST, A DISTANCE OF 48.93 FEET TO A POINT; (4) RUN THENCE SOUTH 44°-02'-12" EAST, A DISTANCE OF 41.79 FEET TO A POINT; (5) RUN THENCE SOUTH 32°-48'-33" WEST, A DISTANCE OF 18.08 FEET TO A POINT; (6) RUN THENCE SOUTH 17°-31'-53" WEST, A DISTANCE OF 15.88 FEET TO A POINT; (7) RUN THENCE SOUTH 22°-24'-08" EAST, A DISTANCE OF 34.47 FEET TO A POINT; (8) RUN THENCE SOUTH 01°-04'-32" WEST, A DISTANCE OF 21.18 FEET TO A POINT; (9) RUN THENCE SOUTH 39°-59'-03" EAST, A DISTANCE OF 41.04 FEET TO A POINT; (10) RUN THENCE SOUTH 72°-46'-59" EAST, A DISTANCE OF 42.40 FEET TO A POINT; (11) RUN THENCE NORTH 17°-13'-01" EAST, A DISTANCE OF 78.43 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 62.40 ACRES AND IS SUBJECT TO ANY EASMENTS OF RECORD THAT LIE WITHIN.

Return: BOCC  
Joyce/Connie

5

1 10000 100 1100 11 0000 11 0000 11 0000 11 0000 11 0000 11 0000 11 0000 11 0000 11 0000 11 0000

INSTR # 200342047  
OR BK 01189 PGS 0928-0932  
RECORDED 11/18/2003 04:27:35 PM

**CERTIFICATE OF ACKNOWLEDGMENT**  
**AMELIA CONCOURSE ASSESSMENT AREA**  
WILEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 24.00

RAYLAND, LLC (the "Owner"), a Delaware limited liability company and the sole owner of the land described in Exhibit A attached hereto (the "Benefitted Property") located in Nassau County, Florida (the "County"), intending that it and its successors in interest shall be legally bound hereby, has executed and delivered this Certificate of Acknowledgment to induce the County, to construct and maintain the Road Improvements, as defined in the Assessment Resolution No. 2003-109 adopted by the Board of County Commissioners of the County on August 11, 2003, as amended (the "Assessment Resolution"). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Resolution.

2004.07

The Owner, its successors and assigns, hereby acknowledge and agree as follows:

- (1) The Owner is vested with fee simple title of record to the Benefitted Property.
- (2) The construction and maintenance of the Road Improvements by the County will provide access to the Benefitted Property. The Benefitted Property will be specially benefitted by the construction and maintenance of the Road Improvements by the County and is properly included in the Assessment Area.
- (3) Due to the nature of the Benefitted Property, it is fair and reasonable to approximate the special benefits to be provided by the construction and maintenance of the Road Improvements by imposing the Improvement Assessments and Maintenance Assessments (collectively, the "Assessments") based on the relative amount of vehicle trips estimated to be generated by the Benefitted Property in the Assessment Area. The Assessments provide an equitable method of funding the Capital Cost and Maintenance Cost of the Road Improvements by fairly and reasonably allocating such costs to each Tax Parcel on the basis of the potential vehicle trips generated by each Tax Parcel.
- (4) The number of ERUs (based on estimated development) for the Benefitted Property is 500.00, which are derived directly from Single-Family Residential Units.
- (5) The terms and conditions of the Assessments described in the Assessment Resolution, including but not limited to (a) the boundaries of the Assessment Area, (b) assignment of vehicle trips to each Tax Parcel located within the Assessment Area, (c) computation of annual Assessments, (d) computation of the Initial Prepayment Amounts and Adjusted Prepayment Amounts for the Assessments, and (e) reallocation of Assessments upon subdivision of property, are fair and reasonable in relation to the special benefits to be provided to each Tax Parcel located within the Assessment Area by construction and maintenance of the Road Improvements.

INSTR # 200342603  
OR BK 01190 PG 1171

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the 10<sup>th</sup> day of September, 2003.

**RAYLAND, LLC, a Delaware Limited Liability Company**

By its manager, Rayonier Timberlands Management, Inc

By: W. J. Crickman

Its: Vice President

ATTEST:

[Signature]  
Asst Secretary

(SEAL)

STATE OF Florida  
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by W.D. Endresen,  
Vice President and Tracy K. Arthur, Asst. Secy., respectively, of Rayland, LLC. They  
are personally known to me or have produced \_\_\_\_\_, as identification, and did  
(did not) take an oath.

WITNESS my hand and official seal, this 10<sup>th</sup> day of November, A.D., 2003

C.M. Coverdell  
Notary Public  
State of Florida

My commission expires \_\_\_\_\_



**EXHIBIT A**

**LEGAL DESCRIPTION FOR BENEFITTED PROPERTY**

## LEGAL DESCRIPTION OF THE SUBJECT PROPERTY:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, HASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS F AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 28 EAST, HASSAU COUNTY, FLORIDA SAID POINT LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORM (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 89°-38'-10" WEST, ALONG THE SOUTHERLY LINE OF L FEET TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF LOUISE WILLIAMS (A 805 OF THE OFFICIAL RECORDS OF SAID COUNTY).

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 89°-38'-10" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 3771.54 FEET TO T RUN THENCE NORTH 01°-14'-16" WEST, ALONG THE WESTERLY SECTION LINE OF SAID SECTION 30, A DISTANCE OF 3420.44 FEET TO A POINT ON A NON-TANGENT CURVE; RUN THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1104.93 FEET, A CHORD DISTANCE OF 577.66 FEET TO THE POINT OF TANGENCY OF AFOREMENTIONED CHORD BEING SOUTH 38°-50'-48" EAST; RUN THENCE SOUTH 54°-00'-00" EAST, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SC CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2059.86 FEET, A CHORD DISTANCE OF 926.74 FEET TO THE POINT OF TANGENCY OF SAID CURV BEING SOUTH 67°-00'-00" EAST; RUN THENCE SOUTH 80°-00'-00" EAST, A DISTANCE OF 2049.03 FEET TO A POINT ON THE WESTERLY LINE OF THE AFOREMENTIONED LANDS NOW MARINO (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 05°-00'-00" EAST, ALONG THE WESTERLY LIN 1911.51 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 199.83 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

## LEGAL DESCRIPTION OF THE 150' WIDE INGRESS AND EGRESS EASEMENT:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A 150-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING OVER A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 2 A SAID EASEMENT LYING 75.00 FEET (AS MEASURED AT RIGHT ANGLES) EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: FOR A POINT OF REFERENCE COMMENCE AT THE SO LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF ROBERT A. MARINO AND SOOK MARINO (ACCORDING TO DEED RECORDED IN BOOK 653, PAGE 803 OF THE OFFI SOUTH 89°-38'-10" WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1513.44 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO LYING FORMERLY OF LOUISE WILLIAMS (ACCORDING TO DEED RECORDED IN BOOK 548, PAGE 805 OF THE OFFICIAL RECORDS OF SAID COUNTY); CONTINUE THENCE SOUTH 89°-38'-10" W MENTIONED LANDS, A DISTANCE OF 3771.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID SECTION 30; RUN THENCE NORTH 01°-14'-16" WEST, ALONG THE WESTERLY SECTION 3420.44 FEET TO A POINT ON A NON-TANGENT CURVE; RUN THENCE NORTH 66°-18'-24" EAST, A DISTANCE OF 75.00 FEET TO THE CENTERLINE OF THE 150-FOOT WIDE EASEM HEREAFTER AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAV DISTANCE OF 538.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 38°-50'-48" EAST; RUN THENCE SOUTH 5 A POINT OF CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS 5 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67°-00'-00" EAST; RUN THENCE SOUTH 80°-00'-00" EAST, A CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1198.34 F POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 69°-51'-30" EAST; RUN THENCE SOUTH 59°-43'-00" EAST, A DISTANCE OF POINT IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1125.00 FEET, A CHORD DIST TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 75°-30'-18" EAST; RUN THENCE SOUTH 88°-42'-23" EAST, A DISTANCE OF 1015.37 F SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1125.00 FEET, A CHORD DISTANCE OF 371.50 F THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 81°-47'-24" EAST; RUN THENCE SOUTH 72°-17'-11" EAST, A DISTANCE OF 391.07 FEET TO A POINT ON THE WESTE D. PETERS & SHIRLEY D. PETERS, DAVID B. ZACHRY & BARBARA P. ZACHRY (ACCORDING TO DEED RECORDED IN BOOK 149, PAGE 499 OF THE OFFICIAL RECORDS OF SAID COUN DESCRIBED HEREIN.

THE LAND THUS DESCRIBED CONTAINS 29.66 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

INSTR # 200342047  
OR BK 0189 PG 0932



upon subdivision of property, are fair and reasonable in relation to the special benefits to be provided to each Tax Parcel located within the Assessment Area by construction and maintenance of the Road Improvements.

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the 10<sup>th</sup> day of ~~September~~, 2003.  
*NOVEMBER*

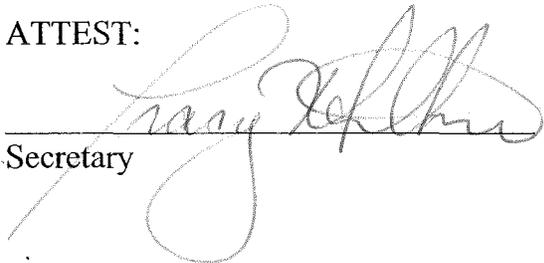
**RAYLAND, LLC, a Delaware Limited Liability Company,**

By its manager, Rayonier Timberlands Management, Inc

By: W. D. Erickson

Its: Vice-President

ATTEST:

  
\_\_\_\_\_  
Asst. Secretary

(SEAL)

STATE OF Florida  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by W.D. Erickson,  
Vice President and Tracy K. Arthur, Asst. Secy., respectively, of Rayland, LLC. They  
are personally known to me or have produced \_\_\_\_\_, as identification, and did  
(did not) take an oath.

WITNESS my hand and official seal, this 10<sup>th</sup> day of November, A.D., 2003

C.M. Coverdell  
Notary Public  
State of Florida

My commission expires \_\_\_\_\_



**EXHIBIT A**

**LEGAL DESCRIPTION FOR BENEFITTED PROPERTY**

LEGAL DESCRIPTION OF A PORTION OF SECTIONS 12, 13, 24, 39, AND 40, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTIONS 12, 13, 24, 39, AND 40, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24 AND RUN SOUTH 88°-27'-11" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 24, A DISTANCE OF 2138 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY EDGE OF MARSH OF LOFTON CREEK; RUN THENCE IN GENERALLY A NORTHWESTERLY DIRECTION ALONG THE MEANDERINGS OF SAID NORTHEASTERLY EDGE OF MARSH OF LOFTON CREEK, THE SAME BEING THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF RAYLAND, LLC (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 579, PAGE 407), A DISTANCE OF 5,475 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 18°-00'-00" EAST, A DISTANCE OF 40 FEET, MORE OR LESS, FROM A 1/2 INCH PIPE FOUND; RUN THENCE NORTH 18°-00'-00" EAST TO AND ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF NORTH HAMPTON, LLC (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 967, PAGE 522), A DISTANCE OF ±1004 FEET, MORE OR LESS, TO A POINT; RUN THENCE NORTH 40°-00'-00" EAST ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1650.02 FEET TO A POINT; RUN THENCE NORTH 15°-00'-12" EAST, ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1460.22 FEET TO A POINT; RUN THENCE NORTH 28°-01'-01" WEST ALONG THE NORTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 2498.71 FEET TO A POINT; RUN THENCE NORTH 04°-00'-00" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, TO AND ALONG THE EASTERLY LINE OF TRACT 10, NORTH HAMPTON ~ PHASE ONE (ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 215 OF THE PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 1681.71 FEET TO A POINT ON THE NORTH ON THE SOUTHERLY LINE OF PARCEL 2 OF SAID NORTH HAMPTON PHASE ~ ONE; RUN THENCE NORTH 87°-43'-05" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, TO AND ALONG A SOUTHERLY LINE OF THE AFOREMENTIONED LANDS OF NORTH HAMPTON, LLC, A DISTANCE OF 2478.42 FEET TO A POINT ON THE WESTERLY LINE OF A 150-FOOT WIDE EASEMENT (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 933, PAGE 803); RUN THENCE SOUTH 03°-27'-00" EAST ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 489.40 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 5579.58 FEET, A CHORD DISTANCE OF 141.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 02°-43'-30" EAST; RUN THENCE SOUTH 02°-00'-00" EAST ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 1881.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1104.93 FEET, A CHORD DISTANCE OF 415.86 FEET TO A POINT ON THE EASTERLY LINE OF AFOREMENTIONED SECTION 13, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 12°-50'-48" EAST; RUN THENCE SOUTH 01°-14'-16" EAST ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 3420.44 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED SECTION 24; RUN THENCE SOUTH 01°-33'-59" EAST ALONG THE EASTERLY OF SAID SECTION 24, A DISTANCE OF 5320.31 FEET TO SOUTHEAST CORNER THEREOF FOR THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 673 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.



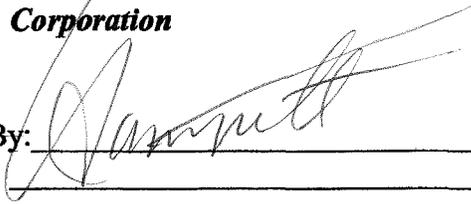
maintenance of the Road Improvements.

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the 11 day of September, 2003.

**LOFTON POINTE INC., a Florida Corporation**

By:   
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST:

  
Secretary  
(SEAL)

STATE OF FL  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by Harry R. Trevett  
and William J. Mock, respectively, of Lofton Pointe, Inc.  
They are personally known to me or have produced \_\_\_\_\_, as identification, and  
did (did not) take an oath.

WITNESS my hand and official seal, this 15<sup>th</sup> day of September, A.D., 2003

Carol A. Chauncey  
Notary Public Carol A. Chauncey  
State of Florida

My commission expires July 19, 2006



CAROL A. CHAUNCEY  
Notary Public, State of Florida  
My comm. expires July 19, 2006  
Comm. No. DD 131570

**EXHIBIT A**

**LEGAL DESCRIPTION FOR BENEFITTED PROPERTY**

**EXHIBIT C - LEGAL DESCRIPTIONS FOR PARCEL B  
(LOFTON POINTE, INC.)**

EXHIBIT C

PARCEL B1  
A PORTION OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 1 OF FLORA PARKE AS RECORDED IN PLAT BOOK 3 PAGES 136, 137 AND 1138 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 72°46'59" WEST ALONG THE NORTHERLY LINE OF A RAYLAND COMPANY, INC. PARCEL REFERRED TO AS P.I. N25-2N-28-0000-0002-0090 AND AS PARCEL 2B AS SHOWN ON SURVEY FILE NO. LG-636(C) PREPARED BY RICHARD MILLER & ASSOCIATES DATED SEPTEMBER 2, 1999, A DISTANCE OF 127.04 FEET; THENCE SOUTH 21°16'27" WEST ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 580.83 FEET TO THE NORTHERLY LINE OF AN ADJOINING RAYLAND COMPANY PARCEL REFERRED TO AS P.I. N25-2N-28-0000-0002-0280; THENCE NORTH 89°54'37" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 238.07 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND A NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON MAP NO. S-2-1050-7-98 PREPARED BY PRIVETT AND ASSOCIATES, INC. AND ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 12°48'30" WEST ALONG THE WESTERLY LINE OF SAID ADJOINING PARCEL AND ALSO ALONG THE EASTERLY LINE OF SAID PARCEL B, A DISTANCE OF 372.88 FEET; THENCE NORTH 81°37'50" WEST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 809, PAGE 1455, SAID PUBLIC RECORDS, A DISTANCE OF 1593.47 FEET TO A POINT LYING ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1562.60 FEET; SAID POINT ALSO LYING ALONG THE INTERSECTION OF THE EASTERLY LINE OF A PROPOSED 125 FOOT WIDE INGRESS AND EGRESS EASEMENT KNOWN AS LOFTON BOULEVARD; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF THE PROPOSED LOFTON BOULEVARD, AN ARC DISTANCE OF 195.61 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 18°53'34" WEST AND A CHORD DISTANCE OF 195.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1437.60 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 256.00 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 18°22'38" WEST AND A CHORD DISTANCE OF 255.67 FEET TO A POINT ON SAID CURVE; THENCE ALONG THE NORTHERLY LINES OF AFOREMENTIONED PARCEL B THE FOLLOWING FIVE COURSES: SOUTH 72°46'59" EAST A DISTANCE OF 131.35 FEET; THENCE SOUTH 89°54'37" EAST A DISTANCE OF 1030.16 FEET; THENCE SOUTH 81°32'30" EAST A DISTANCE OF 62.28 FEET; THENCE SOUTH 16°16'25" WEST A DISTANCE OF 232.81 FEET; THENCE SOUTH 89°54'37" EAST A DISTANCE OF 658.95 FEET TO THE POINT OF BEGINNING CONTAINING 16.0 ACRES MORE OR LESS.

6

Return: BOCC  
Joyce/Conice



INSTR # 200342050  
OR BK 01189 PGS 0944-0949  
RECORDED 11/18/2003 04:27:35 PM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 28.50

Rec 28.50

**CERTIFICATE OF ACKNOWLEDGMENT  
AMELIA CONCOURSE ASSESSMENT AREA**

COPPENBARGER HOMES, INC. (the "Owner"), a Florida corporation and the sole owner of the land described in Exhibit A attached hereto (the "Benefitted Property") located in Nassau County, Florida (the "County"), intending that it and its successors in interest shall be legally bound hereby, has executed and delivered this Certificate of Acknowledgment to induce the County, to construct and maintain the Road Improvements, as defined in the Assessment Resolution No. 2003-109 adopted by the Board of County Commissioners of the County on August 11, 2003, as amended (the "Assessment Resolution"). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Resolution.

The Owner, its successors and assigns, hereby acknowledge and agree as follows:

- (1) The Owner is vested with fee simple title of record to the Benefitted Property.
- (2) The construction and maintenance of the Road Improvements by the County will provide access to the Benefitted Property. The Benefitted Property will be specially benefitted by the construction and maintenance of the Road Improvements by the County and is properly included in the Assessment Area.
- (3) Due to the nature of the Benefitted Property, it is fair and reasonable to approximate the special benefits to be provided by the construction and maintenance of the Road Improvements by imposing the Improvement Assessments and Maintenance Assessments (collectively, the "Assessments") based on the relative amount of vehicle trips estimated to be generated by the Benefitted Property in the Assessment Area. The Assessments provide an equitable method of funding the Capital Cost and Maintenance Cost of the Road Improvements by fairly and reasonably allocating such costs to each Tax Parcel on the basis of the potential vehicle trips generated by each Tax Parcel.
- (4) The number of ERUs (based on estimated development) for the Benefitted Property is 105.00 ERUs, which are derived directly from Single-Family Residential Units.
- (5) The terms and conditions of the Assessments described in the Assessment Resolution, including but not limited to (a) the boundaries of the Assessment Area, (b) assignment of vehicle trips to each Tax Parcel located within the Assessment Area, (c) computation of annual Assessments, (d) computation of the Initial Prepayment Amounts and Adjusted Prepayment Amounts for the Assessments, and (e) reallocation of Assessments upon subdivision of property, are fair and reasonable in relation to the special benefits to be provided to each Tax Parcel located within the Assessment Area by construction and maintenance of the Road Improvements.

INSTR # 200342603  
OR BK 01190 PG 1187

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the 9<sup>th</sup> day of September, 2003.

*Coppenbarger* **COPPENBARGER HOMES, INC., a  
Florida Corporation**

By: *Ronnie D Coppenbarger*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

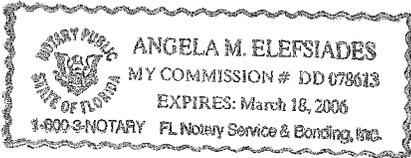
ATTEST:

*Ida Lou Stephens*  
Secretary  
(SEAL)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by RONNIE D. COPPENBARGER and IDA-LOU STEPHENS respectively, of CoppenBarger Homes, Inc. They are personally known to me or have produced \_\_\_\_\_, as identification, and did (did not) take an oath.

WITNESS my hand and official seal, this 9<sup>th</sup> day of SEPTEMBER A.D., 2003



Angela M. Elefsiades  
Notary Public  
State of FLORIDA

My commission expires \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION FOR BENEFITTED PROPERTY**

**EXHIBIT D - LEGAL DESCRIPTIONS FOR PARCEL C  
(COPPENBARGER HOMES, INC.)**

EXHIBIT D

PARCEL B2  
A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 2 NORTH, RANGE 27  
EAST AND A PORTION OF SECTIONS 25 AND 26, TOWNSHIP 2 NORTH,  
RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE  
COMMENCE AT THE NORTHWEST CORNER OF LOT 1 OF FLORA PARKWAY  
RECORDED IN PLAT BOOK 16, PAGES 136, 137 AND 138 OF THE CURRENT  
PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 72°46'49" WEST  
ALONG THE NORTHERLY LINE OF A RAYLAND COMPANY, INC. PARCEL  
REFERRED TO AS P.L.N. 25-2N-28-0000-0002-0090 AND ALSO  
PARCEL 28 AS SHOWN ON SURVEY FILE NO. 86-636(C) PREPARED BY  
RICHARD MILLER & ASSOCIATES DATED SEPTEMBER 2, 1990, A DISTANCE  
OF 327.04 FEET, THENCE SOUTH 21°18'27" WEST ALONG THE WESTERLY  
LINE OF SAID PARCEL A DISTANCE OF 580.83 FEET TO THE NORTHERLY  
LINE OF AN ADJOINING RAYLAND COMPANY PARCEL REFERRED TO AS  
P.L.N. 25-2N-28-0000-0002-0280, THENCE NORTH 89°54'57" WEST  
ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 236.02  
FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND A  
NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON MAP NO.  
S-7-1050-9-88 PREPARED BY PRIVETT AND ASSOCIATES, INC., BEING  
SOUTH 12°48'30" WEST ALONG THE WESTERLY LINE OF SAID ADJOINING  
PARCEL AND ALSO ALONG THE EASTERLY LINE OF SAID PARCEL B A  
DISTANCE OF 372.98 FEET TO THE POINT OF BEGINNING, THENCE SOUTH  
12°48'30" WEST ALONG THE EASTERLY LINE OF AFOREMENTIONED  
PARCEL B, A DISTANCE OF 2241.01 FEET, THENCE SOUTH 86°35'00"  
WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL B, A DISTANCE OF  
897.44 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF A  
PROPOSED 125 FOOT WIDE INGRESS AND EGRESS EASEMENT KNOWN AS  
LOFTON BOULEVARD, THENCE NORTHERLY ALONG SAID EASTERLY LINE OF  
THE PROPOSED LOFTON BOULEVARD, THE FOLLOWING TWO COURSES:  
NORTH 03°20'00" WEST, A DISTANCE OF 2126.94 TO THE POINT OF  
CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A  
RADIUS OF 1562.50 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE  
AN ARC DISTANCE OF 353.78 FEET AND BEING SUBTENDED BY A CHORD  
BEARING OF NORTH 89°49'11" WEST AND A CHORD DISTANCE OF 353.03  
FEET TO A POINT LYING ALONG THE NORTHERLY LINE OF THOSE LANDS  
DESCRIBED IN OFFICIAL RECORDS VOLUME 809, PAGE 1455, SAID PUBLIC  
RECORDS, THENCE SOUTH 81°37'50" EAST ALONG SAID NORTHERLY LINE  
AND ITS EASTERLY PROLONGATION, A DISTANCE OF 1593.47 FEET TO  
THE POINT OF BEGINNING, CONTAINING 63.36 ACRES, MORE OR LESS,  
LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK  
550, PAGE 551 AND IN OFFICIAL RECORDS BOOK 619, PAGE 906, SAID  
PUBLIC RECORDS AS SUNRAY WATER PLANT SITE, SUBJECT TO AN 80 FOOT EASEMENT FOR INGRESS AND EGRESS AND  
UTILITIES TO SUNRAY WATER PLANT SITE, AS DESCRIBED IN OFFICIAL  
RECORDS BOOK 809, PAGE 1455, SAID PUBLIC RECORDS.



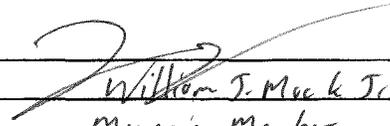
maintenance of the Road Improvements.

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

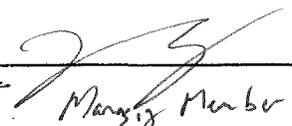
THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the 15 day of September, 2003.

**AMELIA CONCOURSE  
DEVELOPMENT, LLC, a Florida  
Limited Liability Company**

By:   
William J. Meek Jr.  
Managing Member

ATTEST:

  
~~Secretary~~  
(SEAL) Managing Member

STATE OF Florida  
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by William J. Mock  
\_\_\_\_\_ and \_\_\_\_\_, \_\_\_\_\_, respectively, of Amelia Concourse  
Development, LLC. They are personally known to me or have produced \_\_\_\_\_,  
as identification, and did (did not) take an oath.

WITNESS my hand and official seal, this 15<sup>th</sup> day of September, A.D., 2003

Carol Chauncey  
\_\_\_\_\_  
Notary Public  
State of Florida

My commission expires 7-19-06



CAROL A. CHAUNCEY  
Notary Public, State of Florida  
My comm. expires July 19, 2006  
Comm. No. DD 131570

**EXHIBIT A**

**LEGAL DESCRIPTION FOR BENEFITTED PROPERTY**

**EXHIBIT F - LEGAL DESCRIPTION FOR PARCEL E  
(AMELIA CONCOURSE DEVELOPMENT, LLC)**

EXHIBIT F

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 29, AND SECTION 32, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32; SAID POINT LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF ROBERT A. MARINO AND SOOK MARINO (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 89°-43'-40" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER THEREOF; RUN THENCE NORTH 05°-34'-05" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 911.75 FEET TO A POINT ON A NON-TANGENT CURVE; RUN THENCE IN A EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1200.00 FEET, A CHORD DISTANCE OF 318.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 83°-40'-28" EAST; RUN THENCE NORTH 88°-42'-23" EAST, A DISTANCE OF 1015.37 FEET TO A POINT OF CURVATURE; RUN THENCE IN A EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1050.00 FEET, A CHORD DISTANCE OF 346.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 81°-47'-24" EAST; RUN THENCE SOUTH 72°-17'-11" EAST, A DISTANCE OF 415.16 FEET TO A POINT ON THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF JAMES D. PETERS & SHIRLEY D. PETERS, DAVID B. ZACHRY & BARBARA P. ZACHRY (ACCORDING TO DEED RECORDED IN BOOK 149, PAGE 499 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 00°-05'-39" EAST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 710.06 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS (ACCORDING TO DEED RECORDED IN BOOK 855, PAGE 1174 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 89°-43'-40" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1599.32 FEET TO THE NORTHWEST CORNER THEREOF; RUN THENCE SOUTH 28°-19'-19" WEST ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 712.17 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF NORTH HAMPTON, LLC (ACCORDING TO DEED RECORDED IN BOOK 999, PAGE 346 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 89°-59'-20" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 709.26 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF BARNEY L. NELSON AND KATIE E. NELSON (ACCORDING TO DEED RECORDED IN BOOK 16, PAGE 203 OF THE OFFICIAL RECORDS OF SAID COUNTY), SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF SAID SECTION 32; RUN THENCE NORTH 00°-20'-26" EAST ALONG SAID SECTION 32, A DISTANCE OF 622.11 FEET TO THE POINT OF BEGINNING.

5

Return: BOCC  
Joyce/Conrad



INSTR # 200342052  
OR BK 01189 PGS 0956-0960  
RECORDED 11/18/2003 04:27:35 PM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 24.00

**CERTIFICATE OF ACKNOWLEDGMENT  
AMELIA CONCOURSE ASSESSMENT AREA**

ROBERT A. MARINO and SOOK MARINO (collectively, the "Owner"), the sole owner of the land described in Exhibit A attached hereto (the "Benefitted Property") located in Nassau County, Florida (the "County"), intending that it and its successors in interest shall be legally bound hereby, has executed and delivered this Certificate of Acknowledgment to induce the County, to construct and maintain the Road Improvements, as defined in the Assessment Resolution No. 2003-109 adopted by the Board of County Commissioners of the County on August 11, 2003, as amended (the "Assessment Resolution"). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Resolution.

The Owner, its successors and assigns, hereby acknowledge and agree as follows:

- (1) The Owner is vested with fee simple title of record to the Benefitted Property.
- (2) The construction and maintenance of the Road Improvements by the County will provide access to the Benefitted Property. The Benefitted Property will be specially benefitted by the construction and maintenance of the Road Improvements by the County and is properly included in the Assessment Area.
- (3) Due to the nature of the Benefitted Property, it is fair and reasonable to approximate the special benefits to be provided by the construction and maintenance of the Road Improvements by imposing the Improvement Assessments and Maintenance Assessments (collectively, the "Assessments") based on the relative amount of vehicle trips estimated to be generated by the Benefitted Property in the Assessment Area. The Assessments provide an equitable method of funding the Capital Cost and Maintenance Cost of the Road Improvements by fairly and reasonably allocating such costs to each Tax Parcel on the basis of the potential vehicle trips generated by each Tax Parcel.
- (4) The number of ERUs (based on estimated development) for the Benefitted Property is 149.00, which are derived directly from Single-Family Residential Units.
- (5) The terms and conditions of the Assessments described in the Assessment Resolution, including but not limited to (a) the boundaries of the Assessment Area, (b) assignment of vehicle trips to each Tax Parcel located within the Assessment Area, (c) computation of annual Assessments, (d) computation of the Initial Prepayment Amounts and Adjusted Prepayment Amounts for the Assessments, and (e) reallocation of Assessments upon subdivision of property, are fair and reasonable in relation to the special benefits to be provided to each Tax Parcel located within the Assessment Area by construction and maintenance of the Road Improvements.

INSTR # 200342603  
OR BK 01190 PG 1199

Rec'd H. D.

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS 'C.^NOWLEDGMENT OR THE ASSESSMENT?

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the 30<sup>th</sup> day of September, 2003.

Robert A. Marino



Sook Marino



Linda Miranda

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by Robert A. Marino and Sook Marino, respectively. They are personally known to me or have produced \_\_\_\_\_, as identification, and did (did not) take an oath.

WITNESS my hand and official seal, this 30<sup>th</sup> day of SEPTEMBER, A.D., 2003



Paula V. Peters  
Commission #DD163089  
Expires: Dec 14, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.

Paula V. Peters  
Notary Public  
State of FLORIDA PAULA V. PETERS

My commission expires DEC. 14, 2006

**EXHIBIT A**

**LEGAL DESCRIPTION FOR BENEFITTED PROPERTY**

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30 AND RUN SOUTH 89°-38'-10" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 30, A DISTANCE OF 1513.44 FEET TO A POINT; RUN THENCE NORTH 05°-00'-00" WEST, A DISTANCE OF 1911.51 FEET TO A POINT; RUN THENCE SOUTH 80°-00'-00" EAST, A DISTANCE OF 483.25 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1123.34 FEET, A CHORD DISTANCE OF 395.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 69°-51'-30" EAST; RUN THENCE SOUTH 59°-43'-00" EAST, A DISTANCE OF 1260.24 FEET TO A POINT OF CURVATURE; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1200.00 FEET, A CHORD DISTANCE OF 341.03 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67°-53'-09" EAST; RUN THENCE SOUTH 05°-34'-05" EAST, A DISTANCE OF 911.75 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 29; RUN THENCE SOUTH 89°-43'-40" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 29, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 73.57 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN

Return: BOCC  
Joyce/Connie



INSTR # 200342053  
DR BK 01189 PGS 0961-0966  
RECORDED 11/18/2003 04:27:35 PM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 20.50

Rec'd

**CERTIFICATE OF ACKNOWLEDGMENT  
AMELIA CONCOURSE ASSESSMENT AREA**

AMELIA NATIONAL ENTERPRISE, LLC (the "Owner"), a Florida limited liability company and the sole owner of the land described in Exhibit A attached hereto (the "Benefitted Property") located in Nassau County, Florida (the "County"), intending that it and its successors in interest shall be legally bound hereby, has executed and delivered this Certificate of Acknowledgment to induce the County, to construct and maintain the Road Improvements, as defined in the Assessment Resolution No. 2003-109 adopted by the Board of County Commissioners of the County on August 11, 2003, as amended (the "Assessment Resolution"). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Resolution.

The Owner, its successors and assigns, hereby acknowledge and agree as follows:

- (1) The Owner is vested with fee simple title of record to the Benefitted Property.
- (2) The construction and maintenance of the Road Improvements by the County will provide access to the Benefitted Property. The Benefitted Property will be specially benefitted by the construction and maintenance of the Road Improvements by the County and is properly included in the Assessment Area.
- (3) Due to the nature of the Benefitted Property, it is fair and reasonable to approximate the special benefits to be provided by the construction and maintenance of the Road Improvements by imposing the Improvement Assessments and Maintenance Assessments (collectively, the "Assessments") based on the relative amount of vehicle trips estimated to be generated by the Benefitted Property in the Assessment Area. The Assessments provide an equitable method of funding the Capital Cost and Maintenance Cost of the Road Improvements by fairly and reasonably allocating such costs to each Tax Parcel on the basis of the potential vehicle trips generated by each Tax Parcel.
- (4) The aggregate number of ERUs (based on estimated development) for the Benefitted Property is 1,034.2, which consists of the following: 729.00 ERUs derived directly from Single-Family Residential Units; 13.20 ERUs derived directly from Multi-Family Residential Units; 182.40 ERUs derived directly from 20,000 square feet of general commercial space; and 109.6 ERUs derived from the golf course and related clubhouse facilities.
- (5) The terms and conditions of the Assessments described in the Assessment Resolution, including but not limited to (a) the boundaries of the Assessment Area, (b) assignment of vehicle trips to each Tax Parcel located within the Assessment Area, (c)

INSTR # 200342603  
DR BK 01190 PG 1204

computation of annual Assessments, (d) computation of the Initial Prepayment Amounts and Adjusted Prepayment Amounts for the Assessments, and (e) reallocation of Assessments upon subdivision of property, are fair and reasonable in relation to the special benefits to be provided to each Tax Parcel located within the Assessment Area by construction and maintenance of the Road Improvements.

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the \_\_\_ day of ~~September~~, 2003.  
*October*

AMELIA NATIONAL ENTERPRISE,  
LLC, a Florida Limited Liability  
Company  
By: *Montgomery Land Company,*  
*its Managing Member*  
By: *Mitchell R. Montgomery*  
*Mitchell R. Montgomery*  
*its President*

ATTEST:

*Mitchell R. Montgomery*  
Secretary  
(SEAL)

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by Jutchell R. Montgomery and \_\_\_\_\_, respectively, of Amelia National Enterprise, LLC. They are personally known to me or have produced n/a, as identification, and did (did not) take an oath.

WITNESS my hand and official seal, this 23<sup>rd</sup> day of October, A.D., 2003

Elsa B. Murphy  
Notary Public  
State of Florida

My commission expires 2/11/06

ELSA B. MURPHY  
Notary Public, State of Florida  
My comm. expires February 11, 2006  
Comm. No. 00 091396

**EXHIBIT A**

**LEGAL DESCRIPTION FOR BENEFITTED PROPERTY**

## LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1 SECTION 27, TOWNSHIP 2 NORTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 26, 27, 29 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF GOVERNMENT LOT 9, SAID SECTION 27 AND RUN SOUTH 00°-05'-33" EAST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 1319.90 FEET TO THE SOUTHWEST CORNER THEREOF; RUN THENCE SOUTH 00°-05'-38" EAST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 1 AND GOVERNMENT LOT 2, SAID SECTION 29, A DISTANCE OF 1800.00 FEET TO A POINT; RUN THENCE NORTH 06°-00'-00" WEST, DEPARTING FROM LAST MENTIONED WESTERLY LINE, A DISTANCE OF 795.01 FEET TO A POINT; RUN THENCE NORTH 61°-00'-00" WEST, A DISTANCE OF 1800.32 FEET TO A POINT; RUN THENCE NORTH 84°-00'-00" WEST, A DISTANCE OF 208.70 FEET TO A POINT; RUN THENCE SOUTH 00°-00'-00" EAST, A DISTANCE OF 350.00 FEET TO A POINT; RUN THENCE NORTH 81°-00'-00" WEST, A DISTANCE OF 1050.00 FEET TO A POINT; RUN THENCE SOUTH 00°-00'-00" EAST, A DISTANCE OF 1642.43 FEET TO A POINT; RUN THENCE NORTH 80°-00'-00" WEST, A DISTANCE OF 2532.28 FEET TO A POINT OF CURVATURE; RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1909.85 FEET, A CHORD DISTANCE OF 859.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CURVE BEING NORTH 67°-00'-00" WEST; RUN THENCE NORTH 34°-00'-00" WEST, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 554.93 FEET, A CHORD DISTANCE OF 837.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CURVE BEING NORTH 28°-00'-00" WEST; RUN THENCE NORTH 02°-00'-00" WEST, A DISTANCE OF 1881.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 5725.56 FEET, A CHORD DISTANCE OF 143.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 02°-43'-30" WEST; RUN THENCE NORTH 03°-27'-00" WEST, A DISTANCE OF 405.98 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 25-FOOT WIDE UTILITY EASEMENT DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 164, PAGE 580; RUN THENCE THE FOLLOWING FOUR (4) COURSES ALONG LAST MENTIONED NORTHERLY EASEMENT LINE: COURSE NO. 1 - NORTH 87°-47'-44" EAST, A DISTANCE OF 1428.82 FEET TO AN ANGLE POINT; COURSE NO. 2 - NORTH 86°-40'-24" EAST, A DISTANCE OF 820.40 FEET TO A SECOND ANGLE POINT; COURSE NO. 3 - NORTH 88°-09'-54" EAST, A DISTANCE OF 1419.45 FEET TO A THIRD ANGLE POINT; COURSE NO. 4 - NORTH 89°-55'-04" EAST, A DISTANCE OF 353.06 FEET TO A POINT; RUN THENCE NORTH 53°-00'-00" EAST, DEPARTING FROM SAID NORTHERLY EASEMENT LINE, A DISTANCE OF 813.04 FEET TO A POINT; RUN THENCE NORTH 37°-00'-00" EAST, A DISTANCE OF 354.32 FEET TO A POINT; RUN THENCE NORTH-00°-00'-00" WEST, A DISTANCE OF 213.82 FEET TO A POINT; RUN THENCE SOUTH 37°-00'-00" EAST, A DISTANCE OF 335.83 FEET TO A POINT ON THE WESTERLY LINE OF NASSAU LAKES SUBDIVISION PHASE 1-B (ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID NASSAU LAKES SUBDIVISION PHASE 1-B: COURSE NO. 1 - SOUTH 18°-08'-30" EAST, A DISTANCE OF 497.68 FEET TO AN ANGLE POINT; COURSE NO. 2 - SOUTH 68°-10'-20" EAST, A DISTANCE OF 855.25 FEET TO A SECOND ANGLE POINT; COURSE NO. 3 - NORTH 77°-22'-09" EAST, A DISTANCE OF 2340.30 FEET TO THE SOUTHWESTERLY CORNER OF TRACT "B", SAID NASSAU LAKES SUBDIVISION PHASE 1-B; RUN THENCE NORTH 69°-30'-26" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "C" AND ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF RAD PROPERTIES, INC. (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 408, PAGE 87), A DISTANCE OF 649.60 FEET TO THE SOUTHEASTERLY CORNER OF LAST MENTIONED LANDS ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 107; RUN THENCE SOUTH 94°-33'-06" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 577.73 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, SECTION 27 AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF JACK LOUIS WORTHAM AND CHERIL WORTHAM (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 796, PAGE 1442); RUN THENCE SOUTH 89°-39'-15" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, THE SAME BEING THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 933.10 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 665.61 ACRES, MORE OR LESS.

MAP SHOWING BOUNDARY SURVEY OF

VELIA NATIONAL BOUNDARY  
BASE TWO

PARCEL OF LAND BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, AND RUN NORTH 89°35'23" EAST, ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 2,643.15 FEET, TO THE WESTERLY LINE OF GOVERNMENT LOT 4, SECTION 29; RUN THENCE NORTH 00°05'39" WEST, ALONG THE WESTERLY LINE OF AFORESAID GOVERNMENT LOT 4, A DISTANCE OF 947.75 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 00°05'39" WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, AND THEN ALONG THE WESTERLY LINE OF GOVERNMENT LOT 3, SECTION 29, A DISTANCE OF 2,609.08 FEET, TO A POINT; RUN THENCE NORTH 86°00'00" WEST, A DISTANCE OF 795.01 FEET, TO A POINT; RUN THENCE NORTH 81°00'00" EAST, A DISTANCE OF 1,800.32 FEET, TO A POINT; RUN THENCE NORTH 84°00'00" WEST, A DISTANCE OF 200.70 FEET, TO A POINT; RUN THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET, TO A POINT; RUN THENCE NORTH 84°00'00" WEST, A DISTANCE OF 1,050.00 FEET, TO A POINT; RUN THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1,642.43 FEET, TO A POINT ON THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF A PROPOSED 150 FOOT RIGHT OF WAY, AS SHOWN IN SKETCH BY PRIVETT AND ASSOCIATES, DATED DECEMBER 17, 1999, DRAWING No. 7-3-309(B)-12-96; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PROPOSED 150 FOOT RIGHT OF WAY, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1,273.34 FEET, THROUGH A CENTRAL ANGLE OF 20°17'00" TO THE RIGHT, AN ARC DISTANCE OF 450.78 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°51'30" EAST, 448.43 FEET;

COURSE No. 2: SOUTH 59°43'00" EAST, A DISTANCE OF 1,260.24 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 3: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 1,050.00 FEET, THROUGH A CENTRAL ANGLE OF 31°34'37" TO THE LEFT, AN ARC DISTANCE OF 578.66 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°30'18" EAST, 571.38 FEET;

COURSE No. 4: NORTH 88°42'23" EAST, A DISTANCE OF 1,015.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 5: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1,200.00 FEET, THROUGH A CENTRAL ANGLE OF 19°00'26" TO THE RIGHT, AN ARC DISTANCE OF 398.09 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°47'24" EAST, 396.26 FEET;

COURSE No. 6: SOUTH 72°17'11" EAST, A DISTANCE OF 366.85 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 9,007,820 SQUARE FEET, OR 206.79 ACRES, MORE OR LESS, IN AREA.



Return to BOCC  
Joyce Conner

**CERTIFICATE OF ACKNOWLEDGMENT  
AMELIA CONCOURSE ASSESSMENT AREA**

SEDA CONSTRUCTION COMPANY (the "Owner"), a Florida corporation and the sole owner of the land described in Exhibit A attached hereto (the "Benefitted Property") located in Nassau County, Florida (the "County"), intending that it and its successors in interest shall be legally bound hereby, has executed and delivered this Certificate of Acknowledgment to induce the County, to construct and maintain the Road Improvements, as defined in the Assessment Resolution No. 2003-109 adopted by the Board of County Commissioners of the County on August 11, 2003, as amended (the "Assessment Resolution"). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Resolution.

The Owner, its successors and assigns, hereby acknowledge and agree as follows:

- (1) The Owner is vested with fee simple title of record to the Benefitted Property.
- (2) The construction and maintenance of the Road Improvements by the County will provide access to the Benefitted Property. The Benefitted Property will be specially benefitted by the construction and maintenance of the Road Improvements by the County and is properly included in the Assessment Area.
- (3) Due to the nature of the Benefitted Property, it is fair and reasonable to approximate the special benefits to be provided by the construction and maintenance of the Road Improvements by imposing the Improvement Assessments and Maintenance Assessments (collectively, the "Assessments") based on the relative amount of vehicle trips estimated to be generated by the Benefitted Property in the Assessment Area. The Assessments provide an equitable method of funding the Capital Cost and Maintenance Cost of the Road Improvements by fairly and reasonably allocating such costs to each Tax Parcel on the basis of the potential vehicle trips generated by each Tax Parcel.
- (4) The number of ERUs (based on estimated development) for the Benefitted Property is 210.00, which are derived directly from Single-Family Residential Units.
- (5) The terms and conditions of the Assessments described in the Assessment Resolution, including but not limited to (a) the boundaries of the Assessment Area, (b) assignment of vehicle trips to each Tax Parcel located within the Assessment Area, (c) computation of annual Assessments, (d) computation of the Initial Prepayment Amounts and Adjusted Prepayment Amounts for the Assessments, and (e) reallocation of Assessments upon subdivision of property, are fair and reasonable in relation to the special benefits to be provided to each Tax Parcel located within the Assessment Area by construction and

See old 00

INSTR # 200342054  
OR BK 01189 PGS 0967-0972  
RECORDED 11/18/2003 04:27:35 PM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 28.50

INSTR # 200342603  
OR BK 01190 PG 1210

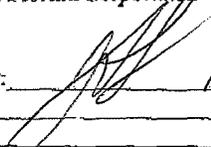
maintenance of the Road Improvements.

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the \_\_\_ day of September, 2003.

**SEDA CONSTRUCTION COMPANY,**  
*a Florida Corporation*

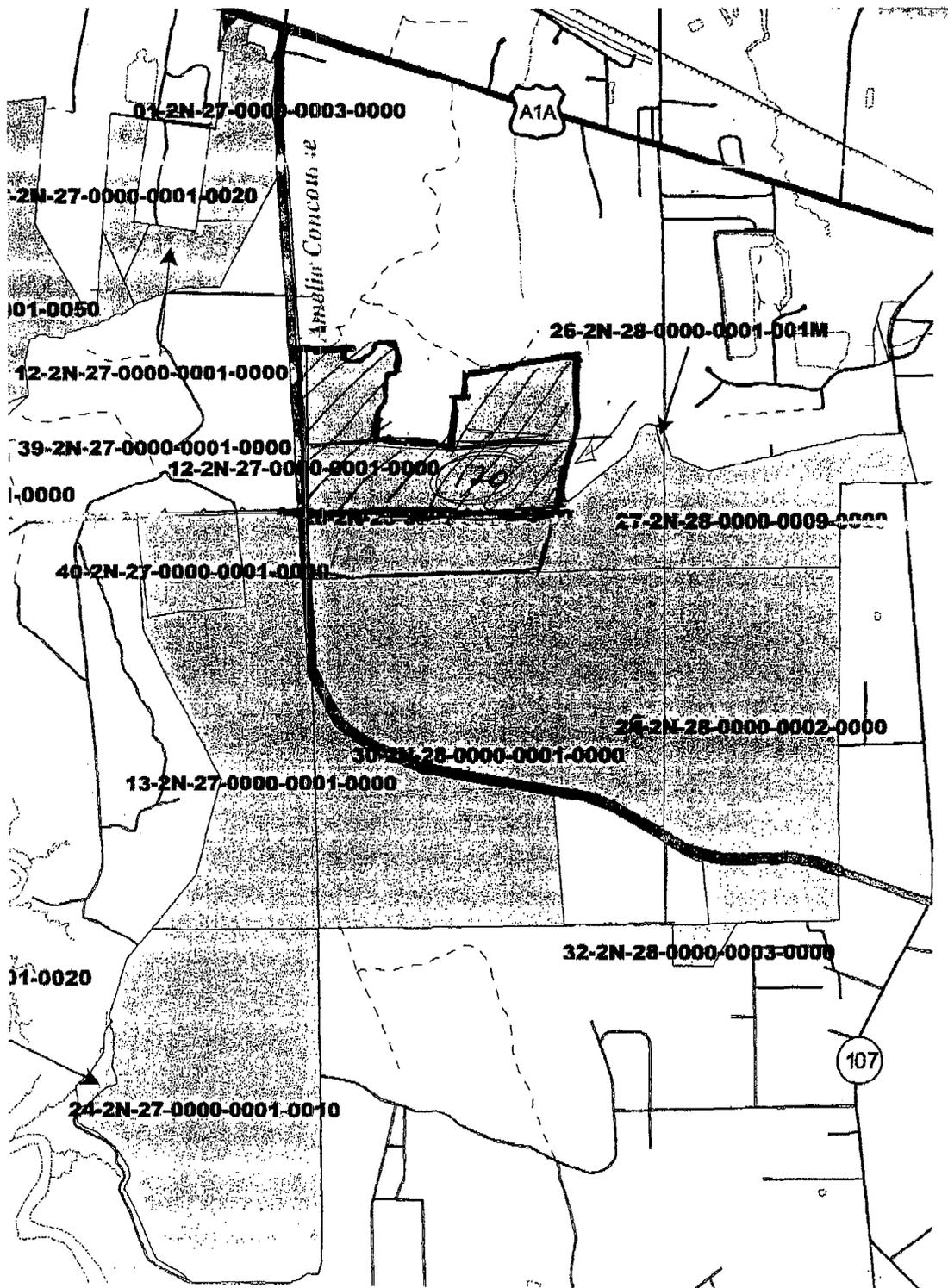
By:  11/10/03  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST:

  
\_\_\_\_\_  
Secretary  
(SEAL)

INSTR # 200342054  
OR BK 01189 PG 0968

INSTR # 200342603  
OR BK 01190 PG 1211

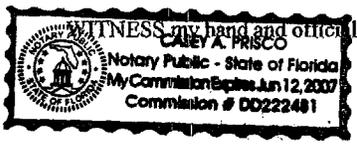


INSTR # 200342054  
OR BK 01189 PG 0971

INSTR # 200342603  
OR BK 01190 PG 1214

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by \_\_\_\_\_,  
and \_\_\_\_\_, respectively, of Seda Construction  
Company. They are personally known to me or have produced \_\_\_\_\_ as  
identification, and did (did not) take an oath.



WITNESS my hand and official seal, this 10 day of November, A.D., 2003

Casey Prisco  
Notary Public  
State of Florida

My commission expires 6/12/07

INSTR # 200342054  
OR BK 01189 PG 0969

INSTR # 200342603  
OR BK 01190 PG 1212

Return: BCC  
Joyce/Conner

Rec'd 11/18/03

**CERTIFICATE OF ACKNOWLEDGMENT  
AMELIA CONCOURSE ASSESSMENT AREA**

SEDA CONSTRUCTION COMPANY (the "Owner"), a Florida corporation and the sole owner of the land described in Exhibit A attached hereto (the "Benefitted Property") located in Nassau County, Florida (the "County"), intending that it and its successors in interest shall be legally bound hereby, has executed and delivered this Certificate of Acknowledgment to induce the County, to construct and maintain the Road Improvements, as defined in the Assessment Resolution No. 2003-109 adopted by the Board of County Commissioners of the County on August 11, 2003, as amended (the "Assessment Resolution"). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Resolution.

The Owner, its successors and assigns, hereby acknowledge and agree as follows:

- (1) The Owner is vested with fee simple title of record to the Benefitted Property.
- (2) The construction and maintenance of the Road Improvements by the County will provide access to the Benefitted Property. The Benefitted Property will be specially benefitted by the construction and maintenance of the Road Improvements by the County and is properly included in the Assessment Area.
- (3) Due to the nature of the Benefitted Property, it is fair and reasonable to approximate the special benefits to be provided by the construction and maintenance of the Road Improvements by imposing the Improvement Assessments and Maintenance Assessments (collectively, the "Assessments") based on the relative amount of vehicle trips estimated to be generated by the Benefitted Property in the Assessment Area. The Assessments provide an equitable method of funding the Capital Cost and Maintenance Cost of the Road Improvements by fairly and reasonably allocating such costs to each Tax Parcel on the basis of the potential vehicle trips generated by each Tax Parcel.
- (4) The number of ERUs (based on estimated development) for the Benefitted Property is 210.00, which are derived directly from Single-Family Residential Units.
- (5) The terms and conditions of the Assessments described in the Assessment Resolution, including but not limited to (a) the boundaries of the Assessment Area, (b) assignment of vehicle trips to each Tax Parcel located within the Assessment Area, (c) computation of annual Assessments, (d) computation of the Initial Prepayment Amounts and Adjusted Prepayment Amounts for the Assessments, and (e) reallocation of Assessments upon subdivision of property, are fair and reasonable in relation to the special benefits to be provided to each Tax Parcel located within the Assessment Area by construction and

INSTR # 200342054  
OR BK 01189 PGS 0967-0972  
RECORDED 11/18/2003 04:27:35 PM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 28.50

INSTR # 200342603  
OR BK 01190 PG 1210



maintenance of the Road Improvements.

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the \_\_\_ day of September, 2003.

SEDA CONSTRUCTION COMPANY,  
a Florida Corporation

By:  11/10/03  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST:

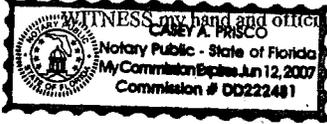
  
\_\_\_\_\_  
Secretary  
(SEAL)

INSTR # 200342054  
DR BK 01189 PG 0968

INSTR # 200342603  
DR BK 01190 PG 1211

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by \_\_\_\_\_,  
and \_\_\_\_\_, respectively, of Seda Construction  
Company. They are personally known to me or have produced \_\_\_\_\_, as  
identification, and did (did not) take an oath.



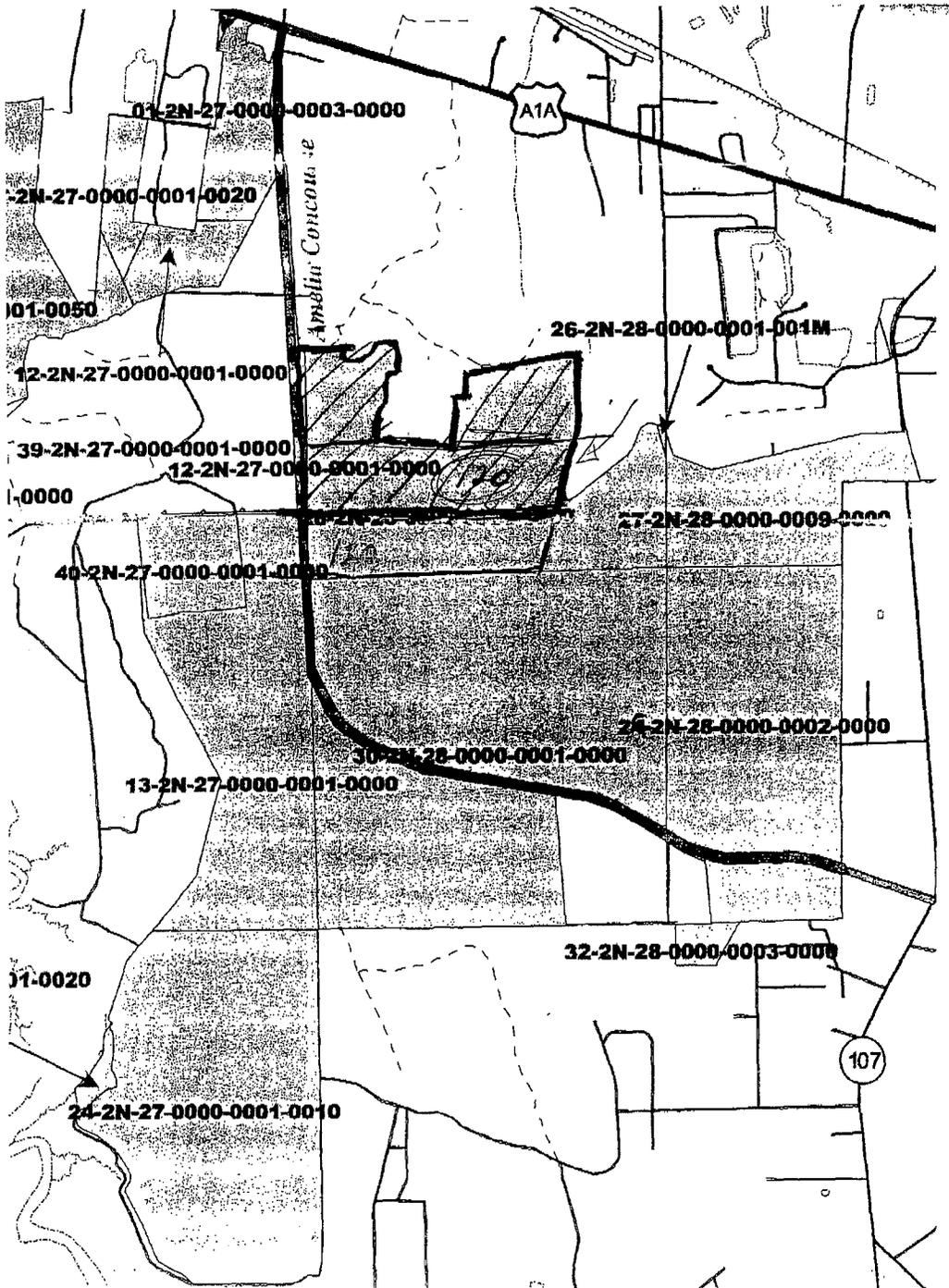
WITNESS my hand and official seal, this 10 day of November A.D., 2003

Casey Prisco  
Notary Public  
State of Florida

My commission expires 6/12/07

INSTR # 200342054  
OR BK 01189 PG 0969

INSTR # 200342603  
OR BK 01190 PG 1212



INSTR # 200342054  
OR BK 01189 PG 0971

INSTR # 200342603  
OR BK 01190 PG 1214

Return: BOCC  
Joyce/Concise

**CERTIFICATE OF ACKNOWLEDGMENT  
AMELIA CONCOURSE ASSESSMENT AREA**

SEDA CONSTRUCTION COMPANY (the "Owner"), a Florida corporation and the sole owner of the land described in Exhibit A attached hereto (the "Benefitted Property") located in Nassau County, Florida (the "County"), intending that it and its successors in interest shall be legally bound hereby, has executed and delivered this Certificate of Acknowledgment to induce the County, to construct and maintain the Road Improvements, as defined in the Assessment Resolution No. 2003-109 adopted by the Board of County Commissioners of the County on August 11, 2003, as amended (the "Assessment Resolution"). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Resolution.

The Owner, its successors and assigns, hereby acknowledge and agree as follows:

(1) The Owner is vested with fee simple title of record to the Benefitted Property.

(2) The construction and maintenance of the Road Improvements by the County will provide access to the Benefitted Property. The Benefitted Property will be specially benefitted by the construction and maintenance of the Road Improvements by the County and is properly included in the Assessment Area.

(3) Due to the nature of the Benefitted Property, it is fair and reasonable to approximate the special benefits to be provided by the construction and maintenance of the Road Improvements by imposing the Improvement Assessments and Maintenance Assessments (collectively, the "Assessments") based on the relative amount of vehicle trips estimated to be generated by the Benefitted Property in the Assessment Area. The Assessments provide an equitable method of funding the Capital Cost and Maintenance Cost of the Road Improvements by fairly and reasonably allocating such costs to each Tax Parcel on the basis of the potential vehicle trips generated by each Tax Parcel.

(4) The number of ERUs (based on estimated development) for the Benefitted Property is 210.00, which are derived directly from Single-Family Residential Units.

(5) The terms and conditions of the Assessments described in the Assessment Resolution, including but not limited to (a) the boundaries of the Assessment Area, (b) assignment of vehicle trips to each Tax Parcel located within the Assessment Area, (c) computation of annual Assessments, (d) computation of the Initial Prepayment Amounts and Adjusted Prepayment Amounts for the Assessments, and (e) reallocation of Assessments upon subdivision of property, are fair and reasonable in relation to the special benefits to be provided to each Tax Parcel located within the Assessment Area by construction and

See dr 00

INSTR # 200342054  
OR BK 01189 PG 0968

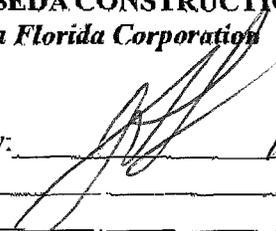
maintenance of the Road Improvements.

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

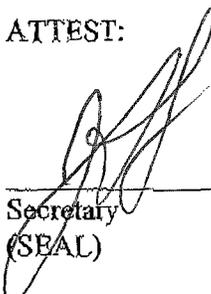
THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the \_\_\_ day of September, 2003.

SEDA CONSTRUCTION COMPANY,  
a Florida Corporation

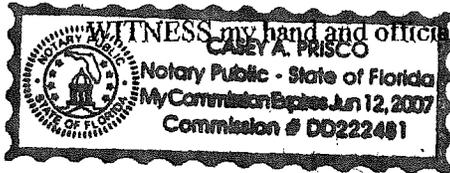
By:  11/10/03

ATTEST:

  
Secretary  
(SEAL)

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by \_\_\_\_\_,  
and \_\_\_\_\_, respectively, of Seda Construction  
Company. They are personally known to me or have produced \_\_\_\_\_, as  
identification, and did (did not) take an oath.

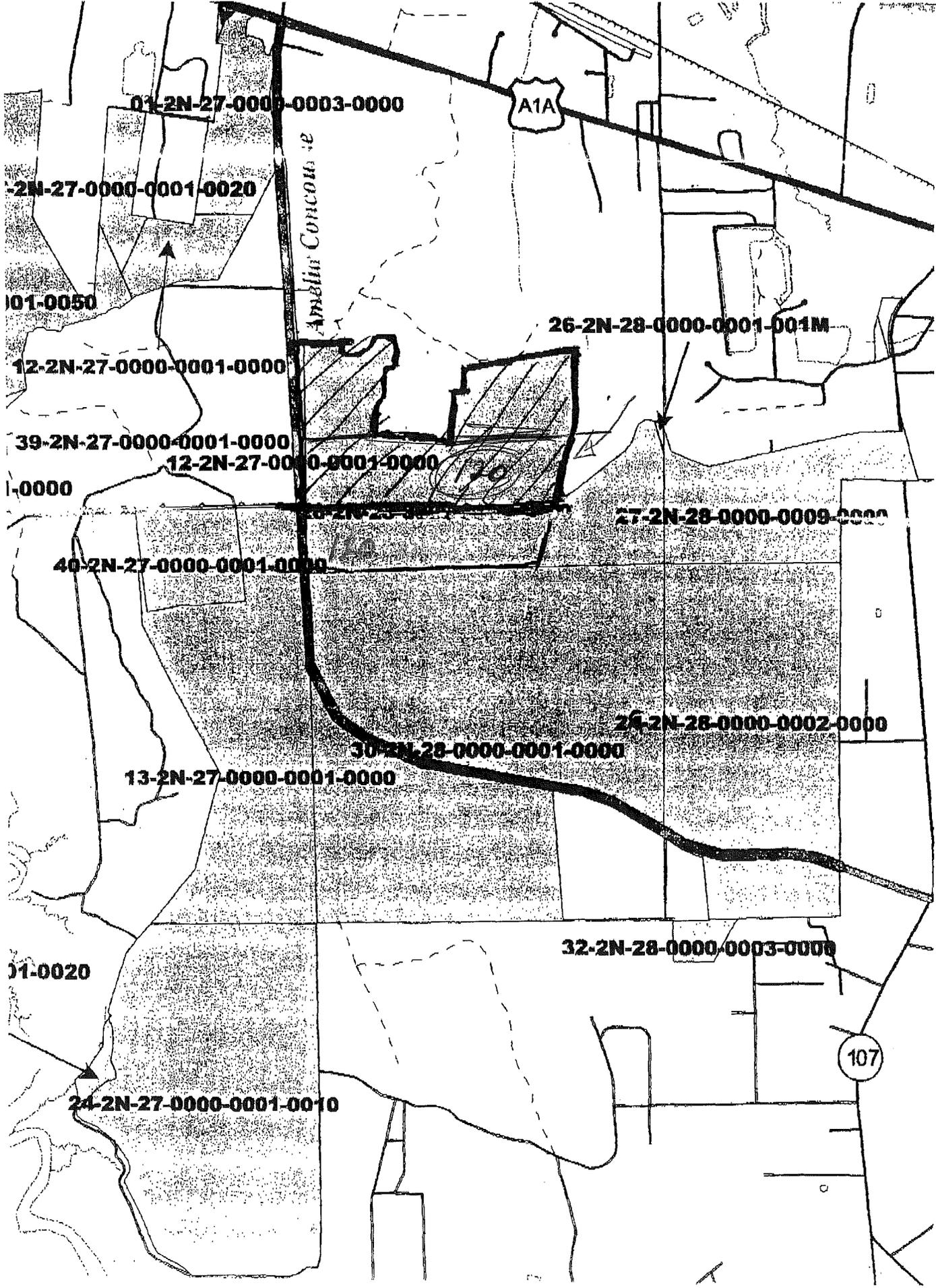


WITNESS my hand and official seal, this 10 day of November, 2003

Casey Prisco  
Notary Public  
State of Florida

My commission expires 6/12/07

INSTR # 200342054  
OR BK 01189 PG 0969



01-2N-27-0000-0003-0000

A1A

2N-27-0000-0001-0020

Amelia Conover

01-0050

26-2N-28-0000-0001-001M

12-2N-27-0000-0001-0000

39-2N-27-0000-0001-0000

12-2N-27-0000-0001-0000

1-0000

27-2N-28-0000-0009-0000

40-2N-27-0000-0001-0000

28-2N-28-0000-0002-0000

30-2N-28-0000-0001-0000

13-2N-27-0000-0001-0000

32-2N-28-0000-0003-0000

107

01-0020

24-2N-27-0000-0001-0010

INSTR # 200342054  
DR BK 01189 PG 0971

All that certain tract or parcel of land being a portion of Section 26, Township 2 North, Range 28 East, together with a portion of Section 12, Township 2 North, Range 27 East, all in Nassau County, Florida and being more particularly described as follows: For a point of reference Commence at the Southeast Corner of said Section 26, Township 2 North, Range 28 East, Nassau County, Florida and run thence North 00 Degrees, 26 Minutes, 37 Seconds West along the Easterly Line of said Section 26, a distance of 1038.85 Ft. to a point on the centerline of a 50 Ft. wide Construction and Maintenance Easement and Right-Of-Way (according to deed recorded in Book 21, Page 44 of the Official Records of said County) and run thence South 88 Degrees, 55 Minutes, 09 Seconds West along last mentioned centerline, a distance of 1514.87 Ft. to a point; Run thence North 01 Degree, 04 Minutes, 51 Seconds West, a distance of 50 Ft. to a point on the Southerly Line of and 80 Ft. wide Utility Easement (according to deed recorded in Book 673, Page, 1452 of the Official Records of said County) and the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, run thence the following four courses along the Southerly Line of the last mentioned 80 Ft. wide Utility Easement, the same being the Northerly Line of lands now or formerly of Amelia National Enterprise, LLC (according to deed recorded in Deed Book 1090, Page 1213 of the Public Records of said County): (1) South 88 Degrees, 55 Minutes, 09 Seconds West, a distance of 200.68 Ft. to a point; (2) Run thence South 88 Degrees, 09 Minutes, 59 Seconds West, a distance of 1,419.45 Ft. to a point; (3) Run thence South 88 Degrees, 40 Minutes, 29 Seconds West, a distance of 820.40 Ft. to a point; (4) Run thence South 87 Degrees, 42 Minutes, 49 Seconds West, a distance of 1,428.82 Ft. to a point on the Easterly Right-Of-Way Line of Amelia Concourse (a 125 Ft. wide easement according to deed recorded in Book 901, Page 1970 of the Official Records of said County); Run thence North 03 Degrees, 26 Minutes, 55 Seconds West, along the Easterly Line of the last mentioned 125 Ft. wide easement, a distance of 914.68 Ft. to a point; Run thence North 86 Degrees, 33 Minutes, 00 Seconds East, a distance of 1440.00 Ft. to a point; Run thence South 79 Degrees, 00 Minutes, 00 Seconds East, a distance of 870. 03 Ft. to a point; Run thence North 56 Degrees, 00 Minutes, 00 Seconds East, a distance of 809.36 Ft. to a point; Run thence South 74 Degrees, 36 Minutes, 04 Seconds East, a distance of 500.00 Ft. to a point; Run thence North 81 Degrees, 53 Minutes, 51 Seconds East, a distance of 715.00 Ft. to a point; Run thence South 11 Degrees, 33 Minutes, 11 Seconds West, a distance of 1152.40 Ft. to the POINT OF BEGINNING and containing 120.00 Acres, more or less.

All that certain tract or parcel of land being a portion of Section 26, Township 2 North, Range 28 East, together with a portion of Section 12, Township 2 North, Range 27 East, all in Nassau County, Florida and being more particularly described as follows: For a point of reference Commence at the Southeast Corner of said Section 26, Township 2 North, Range 28 East, Nassau County, Florida and run thence North 00 Degrees, 26 Minutes, 37 Seconds West along the Easterly Line of said Section 26, a distance of 1038.85 Ft. to a point on the centerline of a 50 Ft. wide Construction and Maintenance Easement and Right-Of-Way (according to deed recorded in Book 21, Page 44 of the Official Records of said County) and run thence South 88 Degrees, 55 Minutes, 09 Seconds West along last mentioned centerline, a distance of 1514.87 Ft. to a point; Run thence North 01 Degree, 04 Minutes, 51 Seconds West, a distance of 50 Ft. to a point on the Southerly Line of and 80 Ft. wide Utility Easement (according to deed recorded in Book 673, Page 1452 of the Official Records of said County) and the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, run thence the following four courses along the Southerly Line of the last mentioned 80 Ft. wide Utility Easement, the same being the Northerly Line of lands now or formerly of Amelia National Enterprise, LLC (according to deed recorded in Deed Book 1090, Page 1213 of the Public Records of said County): (1) South 88 Degrees, 55 Minutes, 09 Seconds West, a distance of 200.68 Ft. to a point; (2) Run thence South 88 Degrees, 09 Minutes, 59 Seconds West, a distance of 1,419.45 Ft. to a point; (3) Run thence South 88 Degrees, 40 Minutes, 29 Seconds West, a distance of 820.40 Ft. to a point; (4) Run thence South 87 Degrees, 42 Minutes, 49 Seconds West, a distance of 1,428.82 Ft. to a point on the Easterly Right-Of-Way Line of Amelia Concourse (a 125 Ft. wide easement according to deed recorded in Book 901, Page 1970 of the Official Records of said County); Run thence North 03 Degrees, 26 Minutes, 55 Seconds West, along the Easterly Line of the last mentioned 125 Ft. wide easement, a distance of 914.68 Ft. to a point; Run thence North 86 Degrees, 33 Minutes, 00 Seconds East, a distance of 1440.00 Ft. to a point; Run thence South 79 Degrees, 00 Minutes, 00 Seconds East, a distance of 870. 03 Ft. to a point; Run thence North 56 Degrees, 00 Minutes, 00 Seconds East, a distance of 809.36 Ft. to a point; Run thence South 74 Degrees, 36 Minutes, 04 Seconds East, a distance of 500.00 Ft. to a point; Run thence North 81 Degrees, 53 Minutes, 51 Seconds East, a distance of 715.00 Ft. to a point; Run thence South 11 Degrees, 33 Minutes, 11 Seconds West, a distance of 1152.40 Ft. to the POINT OF BEGINNING and containing 120.00 Acres, more or less.

**APPENDIX C**

**AFFIDAVIT OF MAILING**

INSTR # 200342603  
DR BK 01190 PG 1216

**AFFIDAVIT OF MAILING**

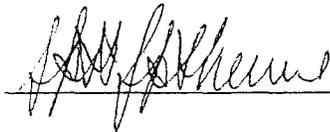
STATE OF FLORIDA  
COUNTY OF LEON

BEFORE ME, the undersigned authority, personally appeared Matt Matherne, who, after being duly sworn, deposes and says:

1. I, Matt Matherne, have been designated by the Assessment Coordinator of Nassau County, Florida, to mail the notices required by Section 2.03 of Resolution No. 2003-109, adopted by the Board of County Commissioners of Nassau County, Florida, on August 11, 2003 (the "Initial Assessment Resolution").

2. On or before August 19, 2003, I mailed, or directed the mailing of, a notice in accordance with the Initial Assessment Resolution by first class mail, to each owner of property within the Amelia Concourse Assessment Area in conformance with the requirements of Nassau County Ordinance No. 2000-37, at the address shown on the real property assessment tax roll maintained by the Nassau County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

FURTHER AFFIANT SAYETH NOT.



\_\_\_\_\_  
Affiant

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by Matt Matherne,  
who is personally known to me or who has produced \_\_\_\_\_ as identification  
and did (did not) take an oath.

WITNESS, my hand and official seal this 16<sup>th</sup> day of September A.D.,  
2003.

Tammara L. Beary  
Signature of person taking  
acknowledgment

Tammara L. Beary  
Name of acknowledger (printed)

My commission expires: 12-26-2006



**APPENDIX D**

**PROOF OF PUBLICATION**

**APPENDIX E**  
**ASSESSMENT ROLLS**

**Nassau Amelia Concourse  
 Assessment Area and  
 Capital Assessment Roll**

Parcel	ERUs	Initial Prepayment	Adjusted Prepayment	Max Annual Capital Assessment
A - Legal Attached	1034.20	\$1,865,696.80	\$2,107,699.60	\$330,944.00
B - Legal Attached	145.92	\$263,239.68	\$297,384.96	\$46,694.40
C - Legal Attached	105.00	\$189,420.00	\$213,990.00	\$33,600.00
E - Legal Attached	106.00	\$191,224.00	\$216,028.00	\$33,920.00
G - Legal Attached	210.00	\$378,840.00	\$427,980.00	\$67,200.00
I - Legal Attached	1220.60	\$2,201,962.40	\$2,487,582.80	\$390,592.00
J - Legal Attached	149.00	\$268,796.00	\$303,662.00	\$47,680.00
K - Legal Attached	716.00	\$1,291,664.00	\$1,459,208.00	\$229,120.00
L - Legal Attached	500.00	\$902,000.00	\$1,019,000.00	\$160,000.00
9 Parcels	4186.72	\$7,552,842.88	\$8,532,535.36	\$1,339,750.40

## Nassau Amelia Concourse Assessment Area and Maintenance Assessment Roll

Parcel	ERUs	Max Annual Maintenance Assessment
A - Legal Attached	1034.20	\$47,573.20
B - Legal Attached	145.92	\$6,712.32
C - Legal Attached	105.00	\$4,830.00
E - Legal Attached	106.00	\$4,876.00
G - Legal Attached	210.00	\$9,660.00
I - Legal Attached	1220.60	\$56,147.60
J - Legal Attached	149.00	\$6,854.00
K - Legal Attached	716.00	\$32,936.00
L - Legal Attached	500.00	\$23,000.00
9 Parcels	4186.72	\$192,589.12

**EXHIBIT B - LEGAL DESCRIPTION FOR PARCEL A  
(AMELIA NATIONAL ENTERPRISE, LLC)**

EXHIBIT B

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 3 SECTION 27, TOWNSHIP 2 NORTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 26, 27, 28 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF GOVERNMENT LOT 4, SAID SECTION 27 AND RUN SOUTH 00°-05'-31" EAST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 1319.90 FEET TO THE SOUTHWEST CORNER THEREOF; RUN THENCE SOUTH 00°-05'-39" EAST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 3 AND GOVERNMENT LOT 2, SAID SECTION 29, A DISTANCE OF 1800.00 FEET TO A POINT; RUN THENCE NORTH 66°-00'-00" WEST, DEPARTING FROM LAST MENTIONED WESTERLY LINE, A DISTANCE OF 795.01 FEET TO A POINT; RUN THENCE NORTH 61°-00'-00" WEST, A DISTANCE OF 1800.32 FEET TO A POINT; RUN THENCE NORTH 84°-00'-00" WEST, A DISTANCE OF 208.70 FEET TO A POINT; RUN THENCE SOUTH 00°-00'-00" EAST, A DISTANCE OF 350.00 FEET TO A POINT; RUN THENCE NORTH 81°-00'-00" WEST, A DISTANCE OF 1050.00 FEET TO A POINT; RUN THENCE SOUTH 00°-00'-00" EAST, A DISTANCE OF 1642.43 FEET TO A POINT; RUN THENCE NORTH 80°-00'-00" WEST, A DISTANCE OF 2532.28 FEET TO A POINT OF CURVATURE; RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1909.65 FEET, A CHORD DISTANCE OF 859.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CURVE BEING NORTH 67°-00'-00" WEST; RUN THENCE NORTH 54°-00'-00" WEST, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 854.93 FEET, A CHORD DISTANCE OF 837.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CURVE BEING NORTH 28°-00'-00" WEST; RUN THENCE NORTH 02°-00'-00" WEST, A DISTANCE OF 1881.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 3728.56 FEET, A CHORD DISTANCE OF 145.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 02°-43'-30" WEST; RUN THENCE NORTH 03°-27'-00" WEST, A DISTANCE OF 405.98 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 25-FOOT WIDE UTILITY EASEMENT DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 164, PAGE 560; RUN THENCE THE FOLLOWING FOUR (4) COURSES ALONG LAST MENTIONED NORTHERLY EASEMENT LINE: COURSE NO. 1 - NORTH 37°-42'-44" EAST, A DISTANCE OF 7428.82 FEET TO AN ANGLE POINT; COURSE NO. 2 - NORTH 86°-40'-24" EAST, A DISTANCE OF 870.40 FEET TO A SECOND ANGLE POINT; COURSE NO. 3 - NORTH 82°-09'-54" EAST, A DISTANCE OF 1419.45 FEET TO A THIRD ANGLE POINT; COURSE NO. 4 - NORTH 99°-55'-04" EAST, A DISTANCE OF 553.08 FEET TO A POINT; RUN THENCE NORTH 53°-00'-00" EAST, DEPARTING FROM SAID NORTHERLY EASEMENT LINE, A DISTANCE OF 813.09 FEET TO A POINT; RUN THENCE NORTH 37°-00'-00" EAST, A DISTANCE OF 254.32 FEET TO A POINT; RUN THENCE NORTH 00°-00'-00" WEST, A DISTANCE OF 273.82 FEET TO A POINT; RUN THENCE SOUTH 37°-00'-00" EAST, A DISTANCE OF 335.63 FEET TO A POINT ON THE WESTERLY LINE OF NASSAU LAKES SUBDIVISION PHASE 1-9 (ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID NASSAU LAKES SUBDIVISION PHASE 1-9: COURSE NO. 1 - SOUTH 18°-08'-30" EAST, A DISTANCE OF 497.68 FEET TO AN ANGLE POINT; COURSE NO. 2 - SOUTH 68°-10'-20" EAST, A DISTANCE OF 655.25 FEET TO A SECOND ANGLE POINT; COURSE NO. 3 - NORTH 77°-22'-09" EAST, A DISTANCE OF 2340.90 FEET TO THE SOUTHWESTERLY CORNER OF TRACT "D", SAID NASSAU LAKES SUBDIVISION PHASE 1-9; RUN THENCE NORTH 69°-30'-26" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "D" AND ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF RAD PROPERTIES, INC. (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 409, PAGE 89), A DISTANCE OF 649.60 FEET TO THE SOUTHEASTERLY CORNER OF LAST MENTIONED LANDS ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 107; RUN THENCE SOUTH 94°-33'-00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 577.73 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, SECTION 27 AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF JACK LOUIS WORTHAM AND CHERYL WORTHAM (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 798, PAGE 1442); RUN THENCE SOUTH 89°-39'-15" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, THE SAME BEING THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 935.10 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 665.61 ACRES, MORE OR LESS.

MAP SHOWING BOUNDARY SURVEY OF

MELIA NATIONAL BOUNDARY  
PHASE TWO

PARCEL OF LAND BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29, TOWNSHIP 2 NORTH, RANGE 28 EAST, AND RUN NORTH 89°35'23" EAST, ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 2,643.15 FEET, TO THE WESTERLY LINE OF GOVERNMENT LOT 5, SECTION 29; RUN THENCE NORTH 00°05'39" WEST, ALONG THE WESTERLY LINE OF AFORESAID GOVERNMENT LOT 4, A DISTANCE OF 947.75 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 00°05'39" WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, AND THEN ALONG THE WESTERLY LINE OF GOVERNMENT LOT 3, SECTION 29, A DISTANCE OF 2,609.08 FEET, TO A POINT; RUN THENCE NORTH 86°00'00" WEST, A DISTANCE OF 795.01 FEET, TO A POINT; RUN THENCE NORTH 81°00'00" WEST, A DISTANCE OF 1,800.32 FEET, TO A POINT; RUN THENCE NORTH 84°00'00" WEST, A DISTANCE OF 200.70 FEET, TO A POINT; RUN THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 150.00 FEET, TO A POINT; RUN THENCE NORTH 84°00'00" WEST, A DISTANCE OF 1,050.00 FEET, TO A POINT; RUN THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1,642.43 FEET, TO A POINT ON THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF A PROPOSED 150 FOOT RIGHT OF WAY, AS SHOWN IN SKETCH BY PRIVETT AND ASSOCIATES, DATED DECEMBER 17, 1999, DRAWING No. 13-3-309(B)-12-96; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PROPOSED 150 FOOT RIGHT OF WAY, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1,273.34 FEET, THROUGH A CENTRAL ANGLE OF 20°17'00" TO THE RIGHT, AN ARC DISTANCE OF 450.78 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°51'30" EAST, 448.43 FEET;

COURSE No. 2: SOUTH 59°45'00" EAST, A DISTANCE OF 1,260.24 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 3: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 1,050.00 FEET, THROUGH A CENTRAL ANGLE OF 31°34'37" TO THE LEFT, AN ARC DISTANCE OF 578.66 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°30'18" EAST, 571.38 FEET;

COURSE No. 4: NORTH 88°42'23" EAST, A DISTANCE OF 1,015.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 5: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1,200.00 FEET, THROUGH A CENTRAL ANGLE OF 19°00'26" TO THE RIGHT, AN ARC DISTANCE OF 398.09 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°47'24" EAST, 396.26 FEET;

COURSE No. 6: SOUTH 72°17'11" EAST, A DISTANCE OF 366.85 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 9,007,820 SQUARE FEET, OR 206.79 ACRES, MORE OR LESS, IN AREA.

**EXHIBIT C - LEGAL DESCRIPTIONS FOR PARCEL B  
(LOFTON POINTE, INC.)**

EXHIBIT C

PARCEL B1  
A PORTION OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 1 OF FLORA PARKE AS RECORDED IN PLAT BOOK 6, PAGES 136, 137 AND 138 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 72°46'59" WEST ALONG THE NORTHERLY LINE OF A RAYLAND COMPANY, INC. PARCEL REFERRED TO AS P.I. N25-2N-28-0000-0002-0090 AND AS PARCEL 28 AS SHOWN ON SURVEY FILE NO. LG-5636(C) PREPARED BY RICHARD MILLER & ASSOCIATES DATED SEPTEMBER 2, 1999, A DISTANCE OF 127.04 FEET, THENCE SOUTH 21°18'27" WEST ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 590.83 FEET TO THE NORTHERLY LINE OF AN ADJOINING RAYLAND COMPANY PARCEL REFERRED TO AS P.I. N25-2N-28-0000-0002-0280, THENCE NORTH 89°54'37" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 238.07 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND A NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON MAP NO. 5-2-1050-9-98 PREPARED BY PRIVETT AND ASSOCIATES, INC. AND ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH 12°48'30" WEST ALONG THE WESTERLY LINE OF SAID ADJOINING PARCEL AND ALSO ALONG THE EASTERLY LINE OF SAID PARCEL B, A DISTANCE OF 372.98 FEET, THENCE NORTH 81°37'50" WEST ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 809, PAGE 1455, SAID PUBLIC RECORDS, A DISTANCE OF 1593.47 FEET TO A POINT LYING ALONG A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1562.60 FEET, SAID POINT ALSO LYING ALONG THE INTERSECTION OF THE EASTERLY LINE OF A PROPOSED 125 FOOT WIDE INGRESS AND EGRESS EASEMENT KNOWN AS LOFTON BOULEVARD, THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF THE PROPOSED LOFTON BOULEVARD, AN ARC DISTANCE OF 195.61 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°53'34" WEST AND A CHORD DISTANCE OF 195.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1437.60 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 256.00 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 18°22'38" WEST AND A CHORD DISTANCE OF 255.67 FEET TO A POINT ON SAID CURVE, THENCE ALONG THE NORTHERLY LINES OF AFOREMENTIONED PARCEL B, THE FOLLOWING FIVE COURSES: SOUTH 72°46'59" EAST A DISTANCE OF 131.35 FEET, THENCE SOUTH 89°54'37" EAST A DISTANCE OF 1030.16 FEET, THENCE SOUTH 81°32'30" EAST A DISTANCE OF 62.28 FEET, THENCE SOUTH 16°16'25" WEST A DISTANCE OF 232.81 FEET, THENCE SOUTH 89°54'37" EAST A DISTANCE OF 658.95 FEET TO THE POINT OF BEGINNING, CONTAINING 16.0 ACRES, MORE OR LESS.

**EXHIBIT D - LEGAL DESCRIPTIONS FOR PARCEL C  
(COPPENBARGER HOMES, INC.)**

EXHIBIT D

PARCEL B,  
A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 2 NORTH, RANGE 27  
EAST, AND A PORTION OF SECTIONS 25 AND 26, TOWNSHIP 2 NORTH,  
RANGE 28 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE  
COMMENCE AT THE NORTHWEST CORNER OF LOT 1 OF FLORA PARK AS  
RECORDED IN PLAT BOOK 6, PAGES 136, 137 AND 138 OF THE CURRENT  
PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 72°46'59" WEST  
ALONG THE NORTHERLY LINE OF A RAYLAND COMPANY, INC. PARCEL AS  
REFERRED TO AS P.I. N25-2N-28-0000-0002-0090 AND ALSO AS  
PARCEL 2B AS SHOWN ON SURVEY FILE NO. LG-636(C) PREPARED BY  
RICHARD MILLER & ASSOCIATES DATED SEPTEMBER 22, 1998, A DISTANCE  
OF 327.04 FEET, THENCE SOUTH 21°18'27" WEST ALONG THE WESTERLY  
LINE OF SAID PARCEL, A DISTANCE OF 580.83 FEET TO THE NORTHERLY  
LINE OF AN ADJOINING RAYLAND COMPANY PARCEL REFERRED TO AS  
P.I. N25-2N-28-0000-0002-0280, THENCE NORTH 89°54'57" WEST  
ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 238.02  
FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL AND A  
NORTHEASTERLY CORNER OF PARCEL B AS SHOWN ON MAP NO.  
S-2-1050-9-98 PREPARED BY PRIVATE AND ASSOCIATES, INC. THENCE  
SOUTH 12°48'30" WEST ALONG THE WESTERLY LINE OF SAID ADJOINING  
PARCEL AND ALSO ALONG THE EASTERLY LINE OF SAID PARCEL B, A  
DISTANCE OF 372.98 FEET TO THE POINT OF BEGINNING, THENCE SOUTH  
12°48'30" WEST ALONG THE EASTERLY LINE OF AFOREMENTIONED  
PARCEL B, A DISTANCE OF 2241.01 FEET, THENCE SOUTH 86°13'00"  
WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL B, A DISTANCE OF  
897.44 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF A  
PROPOSED 125 FOOT WIDE INGRESS AND EGRESS EASEMENT KNOWN AS  
LOFTON BOULEVARD, THENCE NORTHERLY ALONG SAID EASTERLY LINE OF  
THE PROPOSED LOFTON BOULEVARD, THE FOLLOWING TWO COURSES  
NORTH 03°20'00" WEST, A DISTANCE OF 2126.94 TO THE POINT OF  
CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A  
RADIUS OF 1567.50 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE  
AN ARC DISTANCE OF 353.78 FEET AND BEING SUBTENDED BY A CHORD  
BEARING OF NORTH 109°49'15" WEST AND A CHORD DISTANCE OF 353.00  
FEET TO A POINT LYING ALONG THE NORTHERLY LINE OF THOSE LANDS  
DESCRIBED IN OFFICIAL RECORDS VOLUME 809, PAGE 1455, SAID PUBLIC  
RECORDS, THENCE SOUTH 81°37'50" EAST, ALONG SAID NORTHERLY LINE  
AND ITS EASTERLY PROLONGATION, A DISTANCE OF 1593.47 FEET TO  
THE POINT OF BEGINNING, CONTAINING 63.36 ACRES, MORE OR LESS,  
LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK  
550, PAGE 511 AND IN OFFICIAL RECORDS BOOK 618, PAGE 906 SAID  
PUBLIC RECORDS AS SUNRAY WATER PLANT SITE,  
SUBJECT TO AN 80 FOOT EASEMENT FOR INGRESS AND EGRESS AND  
UTILITIES TO SUNRAY WATER PLANT SITE, AS DESCRIBED IN OFFICIAL  
RECORDS BOOK 809, PAGE 1455, SAID PUBLIC RECORDS.

**EXHIBIT E - LEGAL DESCRIPTION FOR PARCEL D  
(PETERS JAMES D. & SHIRLEY)**

**REMOVED FROM ASSESSMENT AREA**

**EXHIBIT F - LEGAL DESCRIPTION FOR PARCEL E  
(AMELIA CONCOURSE DEVELOPMENT, LLC)**

EXHIBIT F

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 29, AND SECTION 32, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32; SAID POINT LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF ROBERT A. MARINO AND SOOK MARINO (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 89°-43'-40" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER THEREOF; RUN THENCE NORTH 05°-34'-05" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 911.75 FEET TO A POINT ON A NON-TANGENT CURVE; RUN THENCE IN A EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1200.00 FEET, A CHORD DISTANCE OF 318.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 83°-40'-28" EAST; RUN THENCE NORTH 88°-42'-23" EAST, A DISTANCE OF 1015.37 FEET TO A POINT OF CURVATURE; RUN THENCE IN A EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1050.00 FEET, A CHORD DISTANCE OF 348.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 81°-47'-24" EAST; RUN THENCE SOUTH 72°-17'-11" EAST, A DISTANCE OF 415.16 FEET TO A POINT ON THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF JAMES D. PETERS & SHIRLEY D. PETERS, DAVID B. ZACHRY & BARBARA P. ZACHRY (ACCORDING TO DEED RECORDED IN BOOK 149, PAGE 499 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 00°-05'-39" EAST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 710.06 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF THE NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS (ACCORDING TO DEED RECORDED IN BOOK 855, PAGE 1174 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 89°-43'-40" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1599.32 FEET TO THE NORTHWEST CORNER THEREOF; RUN THENCE SOUTH 28°-19'-19" WEST ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 712.17 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF NORTH HAMPTON, LLC (ACCORDING TO DEED RECORDED IN BOOK 999, PAGE 346 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 89°-59'-20" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 709.26 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF BARNEY L. NELSON AND KATIE E. NELSON (ACCORDING TO DEED RECORDED IN BOOK 16, PAGE 203 OF THE OFFICIAL RECORDS OF SAID COUNTY), SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF SAID SECTION 32; RUN THENCE NORTH 00°-20'-26" EAST ALONG SAID SECTION 32, A DISTANCE OF 622.11 FEET TO THE POINT OF BEGINNING.

**EXHIBIT G - LEGAL DESCRIPTION FOR PARCEL G  
(SEDA CONSTRUCTION)**

EXHIBIT G

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 27 EAST, ALL IN NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND RUN THENCE NORTH 00°-26'-42" WEST ALONG THE EASTERLY LINE OF SAID SECTION 26, A DISTANCE OF 1038.85 FEET TO A POINT ON THE CENTERLINE OF A 50 FOOT WIDE CONSTRUCTION - MAINTENANCE EASEMENT AND RIGHT-OF-WAY (ACCORDING TO DEED RECORDED IN BOOK 21, PAGE 44 OF THE OFFICIAL RECORDS OF SAID COUNTY) AND RUN THENCE SOUTH 88°-55'-04" WEST ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 1514.87 FEET TO A POINT; RUN THENCE NORTH 01°-04'-56" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY LINE OF AN 80 FOOT WIDE UTILITY EASEMENT (ACCORDING TO DEED RECORDED IN BOOK 673, PAGE 1452 OF THE OFFICIAL RECORDS OF SAID COUNTY) AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE THE FOLLOWING FOUR COURSES ALONG THE SOUTHERLY LINE OF THE LAST MENTIONED 80 FOOT WIDE UTILITY EASEMENT, THE SAME BEING THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF AMELIA NATIONAL ENTERPRISE, LLC (ACCORDING TO DEED RECORDED IN DEED BOOK 1050, PAGE 1213 OF THE PUBLIC RECORDS OF SAID COUNTY): (1) SOUTH 88°-55'-04" WEST, A DISTANCE OF 202.68 FEET TO A POINT; (2) RUN THENCE SOUTH 88°-09'-54" WEST, A DISTANCE OF 1,418.45 FEET TO A POINT; (3) RUN THENCE SOUTH 88°-40'-24" WEST, A DISTANCE OF 820.40 FEET TO A POINT; (4) RUN THENCE SOUTH 87°-42'-44" WEST, A DISTANCE OF 1,428.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (A 125 FOOT WIDE EASEMENT ACCORDING TO DEED RECORDED IN BOOK 901, PAGE 1870 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 03°-27'-40" WEST ALONG THE EASTERLY LINE OF THE LAST MENTIONED 125 FOOT WIDE EASEMENT, A DISTANCE OF 2302.82 FEET TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF FLORA PARK DEVELOPMENT V, INC. (ACCORDING TO DEED RECORDED IN BOOK 1053, PAGE 1793 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE NORTH 89°-59'-55" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 753.29 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT LYING ON THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF FLORA PARK DEVELOPMENT, INC. (ACCORDING TO DEED RECORDED IN BOOK 940, PAGE 919 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE THE FOLLOWING 21 COURSES GENERALLY ALONG THE NORTHWESTERLY AND SOUTHERLY LINE OF LAST MENTIONED LANDS (1) SOUTH 25°-36'-46" WEST, A DISTANCE OF 70.06 FEET TO A POINT; (2) RUN THENCE SOUTH 12°-28'-20" WEST, A DISTANCE OF 43.16 FEET TO A POINT; (3) RUN THENCE SOUTH 37°-55'-37" EAST, A DISTANCE OF 69.41 FEET TO A POINT; (4) RUN THENCE SOUTH 06°-25'-21" EAST, A DISTANCE OF 70.91 FEET TO A POINT; (5) RUN THENCE NORTH 76°-02'-02" EAST, A DISTANCE OF 73.29 FEET TO A POINT; (6) RUN THENCE NORTH 64°-43'-49" EAST, A DISTANCE OF 76.71 FEET TO A POINT; (7) RUN THENCE NORTH 66°-33'-46" EAST, A DISTANCE OF 44.86 FEET TO A POINT; (8) RUN THENCE NORTH 76°-07'-19" EAST, A DISTANCE OF 42.39 FEET TO A POINT; (9) RUN THENCE NORTH 49°-21'-01" EAST, A DISTANCE OF 34.42 FEET TO A POINT; (10) RUN THENCE NORTH 30°-03'-33" EAST, A DISTANCE OF 44.46 FEET TO A POINT; (11) RUN THENCE NORTH 18°-01'-53" EAST, A DISTANCE OF 30.18 FEET TO A POINT; (12) RUN THENCE NORTH 27°-46'-16" EAST, A DISTANCE OF 46.39 FEET TO A POINT; (13) RUN THENCE NORTH 12°-04'-46" EAST, A DISTANCE OF 44.21 FEET TO A POINT; (14) RUN THENCE NORTH 46°-20'-03" EAST, A DISTANCE OF 32.00 FEET TO A POINT; (15) RUN THENCE NORTH 73°-45'-12" EAST, A DISTANCE OF 32.37 FEET TO A POINT; (16) RUN THENCE NORTH 79°-33'-19" EAST, A DISTANCE OF 18.01 FEET TO A POINT; (17) RUN THENCE NORTH 86°-15'-44" EAST, A DISTANCE OF 25.07 FEET TO A POINT; (18) RUN THENCE SOUTH 69°-58'-42" EAST, A DISTANCE OF 34.81 FEET TO A POINT; (19) RUN THENCE SOUTH 75°-08'-15" EAST, A DISTANCE OF 37.29 FEET TO A POINT; (20) RUN THENCE NORTH 82°-16'-46" EAST, A DISTANCE OF 38.89 FEET TO A POINT; (21) RUN THENCE SOUTH 84°-01'-43" EAST, A DISTANCE OF 121.16 FEET TO THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OF FLORA PARK DEVELOPMENT V, INC. (ACCORDING TO DEED RECORDED IN BOOK 1053, PAGE 1793 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 04°-06'-30" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 427.90 FEET TO A POINT; RUN THENCE SOUTH 89°-59'-55" WEST ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 174.83 FEET TO A POINT; RUN THENCE SOUTH 00°-00'-05" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 438.80 FEET TO A POINT; RUN THENCE SOUTH 58°-08'-54" WEST ALONG A NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 147.75 FEET TO A POINT; RUN THENCE SOUTH 00°-00'-05" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 470.17 FEET TO THE SOUTHWEST CORNER THEREOF; RUN THENCE NORTH 86°-32'-55" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 327.78 FEET TO A POINT; RUN THENCE SOUTH 79°-00'-05" EAST CONTINUING ALONG LAST MENTIONED SOUTHERLY LINE, A DISTANCE OF 870.03 FEET TO THE SOUTHEAST CORNER THEREOF; RUN THENCE NORTH 00°-00'-05" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 737.46 FEET TO A POINT; RUN THENCE NORTH 89°-59'-55" EAST ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 156.94 FEET TO A POINT; RUN THENCE NORTH 06°-20'-39" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 344.43 FEET TO A POINT; RUN THENCE NORTH 77°-16'-16" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1,810.86 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF FLORA PARK DEVELOPMENT, INC. (ACCORDING TO DEED RECORDED IN BOOK 1053, PAGE 1397 OF THE PUBLIC RECORDS OF SAID COUNTY); RUN THENCE SOUTH 58°-15'-37" EAST ALONG LAST MENTIONED NORTHWESTERLY LINE, A DISTANCE OF 71.50 FEET TO A POINT; RUN THENCE SOUTH 02°-04'-04" EAST ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, TO AND ALONG THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF FLORA PARK DEVELOPMENT V, INC. (ACCORDING TO DEED RECORDED IN BOOK 1053, PAGE 1793 OF THE PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 975.00 FEET TO A POINT; RUN THENCE SOUTH 11°-33'-06" WEST CONTINUING ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1,152.40 FEET TO THE POINT OF BEGINNING.

G-1

INSTR # 200342603  
OR BK 01190 PG 1234

**EXHIBIT H - LEGAL DESCRIPTION FOR PARCEL H  
(NORTH HAMPTON, LLC)**

**REMOVED FROM ASSESSMENT AREA**

**EXHIBIT I - LEGAL DESCRIPTION FOR PARCEL I  
(RAYLAND, LLC)**

EXHIBIT I

LEGAL DESCRIPTION OF A PORTION OF SECTIONS 12, 13, 24, 39, AND 40, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTIONS 12, 13, 24, 39, AND 40, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24 AND RUN SOUTH 88°-27'-11" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 24, A DISTANCE OF 2138 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY EDGE OF MARSH OF LOFTON CREEK; RUN THENCE IN GENERALLY A NORTHWESTERLY DIRECTION ALONG THE MEANDERINGS OF SAID NORTHEASTERLY EDGE OF MARSH OF LOFTON CREEK, THE SAME BEING THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF RAYLAND, LLC (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 579, PAGE 407), A DISTANCE OF 5,475 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 18°-00'-00" EAST, A DISTANCE OF 40 FEET, MORE OR LESS, FROM A 1/2 INCH PIPE FOUND; RUN THENCE NORTH 18°-00'-00" EAST TO AND ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF NORTH HAMPTON, LLC (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 967, PAGE 522), A DISTANCE OF ±1004 FEET, MORE OR LESS, TO A POINT; RUN THENCE NORTH 40°-00'-00" EAST ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1650.02 FEET TO A POINT; RUN THENCE NORTH 15°-00'-12" EAST, ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1460.22 FEET TO A POINT; RUN THENCE NORTH 28°-01'-01" WEST ALONG THE NORTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 2498.71 FEET TO A POINT; RUN THENCE NORTH 04°-00'-00" WEST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, TO AND ALONG THE EASTERLY LINE OF TRACT 10, NORTH HAMPTON ~ PHASE ONE (ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 215 OF THE PUBLIC RECORDS OF SAID COUNTY), A DISTANCE OF 1681.71 FEET TO A POINT ON THE NORTH ON THE SOUTHERLY LINE OF PARCEL 2 OF SAID NORTH HAMPTON PHASE ~ ONE; RUN THENCE NORTH 87°-43'-05" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, TO AND ALONG A SOUTHERLY LINE OF THE AFOREMENTIONED LANDS OF NORTH HAMPTON, LLC, A DISTANCE OF 2478.42 FEET TO A POINT ON THE WESTERLY LINE OF A 150-FOOT WIDE EASEMENT (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 933, PAGE 803); RUN THENCE SOUTH 03°-27'-00" EAST ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 489.40 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 5579.58 FEET, A CHORD DISTANCE OF 141.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 02°-43'-30" EAST; RUN THENCE SOUTH 02°-00'-00" EAST ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 1881.51 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1104.93 FEET, A CHORD DISTANCE OF 415.86 FEET TO A POINT ON THE EASTERLY LINE OF AFOREMENTIONED SECTION 13, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 12°-50'-48" EAST; RUN THENCE SOUTH 01°-14'-16" EAST ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 3420.44 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED SECTION 24; RUN THENCE SOUTH 01°-33'-59" EAST ALONG THE EASTERLY OF SAID SECTION 24, A DISTANCE OF 5320.31 FEET TO SOUTHEAST CORNER THEREOF FOR THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 673 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

**EXHIBIT J - LEGAL DESCRIPTION FOR PARCEL J  
(MARINO)**

EXHIBIT J

LEGAL DESCRIPTION OF SUBJECT PROPERTY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30 AND RUN SOUTH 89°-38'-10" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 30, A DISTANCE OF 1513.44 FEET TO A POINT; RUN THENCE NORTH 05°-00'-00" WEST, A DISTANCE OF 1911.51 FEET TO A POINT; RUN THENCE SOUTH 80°-00'-00" EAST, A DISTANCE OF 483.25 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1123.34 FEET, A CHORD DISTANCE OF 395.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 69°-51'-30" EAST; RUN THENCE SOUTH 59°-43'-00" EAST, A DISTANCE OF 1260.24 FEET TO A POINT OF CURVATURE; RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1200.00 FEET, A CHORD DISTANCE OF 341.03 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67°-53'-09" EAST; RUN THENCE SOUTH 05°-34'-05" EAST, A DISTANCE OF 911.75 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 29; RUN THENCE SOUTH 89°-43'-40" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 29, A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 73.57 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN

INSTR # 200342603  
OR BK 01190 PG 1240

**EXHIBIT K - LEGAL DESCRIPTION FOR PARCEL K  
(RAYLAND, LLC)**

EXHIBIT K

A 62.40 ACRE PARCEL OF LAND BEING A PORTION OF SECTION 1 AND SECTION 12 AND A PORTION OF SECTION 37 OF THE JOHN LOWE MILL GRANT, ALL LYING IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 1 AND SECTION 12 AND A PORTION OF SECTION 37 OF THE JOHN LOWE MILL GRANT, ALL LYING IN TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CENTERLINE OF RIGHT-OF-WAY INTERSECTION OF STATE ROAD No. 200-A (A 100 FOOT RIGHT-OF-WAY BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 74600-2150 (7460-175)) AND STATE ROAD No. 200 / A1A (RIGHT-OF-WAY VARIES AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 74060-2503) AND RUN THENCE NORTH 72°-46'-59" WEST ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 62.87 FEET TO A POINT; RUN THENCE SOUTH 17°-13'-01" WEST, A DISTANCE OF 92.00 FEET TO A POINT WHERE THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STATE ROAD No. 200 / A1A INTERSECTS THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (A 125 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED BY DEED RECORDED IN BOOK 766, PAGE 775 OF THE OFFICIAL RECORDS OF SAID COUNTY) SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF BAPTIST HEALTH PROPERTIES, INC. (ACCORDING TO DEED RECORDED IN BOOK 765, PAGE 186 OF THE OFFICIAL RECORDS OF SAID COUNTY); THENCE CONTINUE SOUTH 17°-13'-01" WEST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE, A DISTANCE OF 268.06 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF NASSAU COUNTY (ACCORDING TO DEED RECORDED IN BOOK 766, PAGE 775 OF THE OFFICIAL RECORDS OF SAID COUNTY); THENCE CONTINUE SOUTH 17°-13'-01" WEST ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE, TO AND ALONG, THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (ACCORDING TO DEED RECORDED IN BOOK 901, PAGE 1965 OF THE OFFICIAL RECORDS OF SAID COUNTY), A DISTANCE OF 104.36 FEET TO A POINT OF CURVATURE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A

RADIUS OF 1,562.50 FEET, A CHORD DISTANCE OF 1,086.63 FEET TO A POINT OF REVERSE CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 03°-07'-52" EAST; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 1437.50 FEET, A CHORD DISTANCE OF 502.84 FEET TO THE NORTHERNMOST CORNER OF THE NORTH HAMPTON PHASE ONE SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLATBOOK 6, PAGE 215 OF THE OFFICIAL RECORDS OF SAID COUNTY), THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 13°-24'-23" EAST; RUN THENCE SOUTH 27°-57'-39" WEST ALONG LAST THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1997.29 FEET TO THE NORTHEAST CORNER OF LANDS NOW OR FORMERLY OF LANDMAR RESORTS, INC. (ACCORDING TO DEED RECORDED IN BOOK 911, PAGE 845 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 86°-50'-00" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 402.81 FEET TO A POINT; RUN THENCE NORTH 08°-21'-15" EAST, TO AND ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF THE SUNRAY TREATMENT PLANT (ACCORDING TO DEED RECORDED IN BOOK 532, PAGE 274 OF THE OFFICIAL RECORDS OF SAID COUNTY), A DISTANCE OF 2278.29 FEET TO A POINT ON THE NORTHERLY LINE OF A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS (ACCORDING TO DEED RECORDED IN BOOK 809, PAGE 1445 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE SOUTH 81°-38'-47" EAST ALONG LAST MENTIONED NORTHERLY EASEMENT LINE, A DISTANCE OF 84.06 FEET TO A POINT ON AN EASTERLY LINE OF LANDS NOW OR FORMERLY OF RAYONIER, INC. (ACCORDING TO DEED RECORDED IN BOOK 696, PAGE 962 OF THE OFFICIAL RECORDS OF SAID COUNTY); RUN THENCE NORTH 06°-49'-18" EAST ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 1,159.22 FEET TO AN ANGLE POINT; RUN THENCE NORTH 84°-21'-57" WEST ALONG A NORTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 100.02 FEET TO AN ANGLE POINT; RUN THENCE NORTH 05°-38'-03" EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 500.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 200 / A1A; RUN THENCE SOUTH 72°-46'-59" EAST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 324.95 FEET TO A POINT; RUN THENCE SOUTH 75°-38'-44" EAST ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.78 FEET TO A POINT AT THE NORTHWEST CORNER OF THE AFOREMENTIONED LANDS NOW OR FORMERLY OF BAPTIST HEALTH PROPERTIES, INC.; RUN THENCE THE FOLLOWING 8 COURSES ALONG THE GENERALLY WESTERLY AND SOUTHERLY LINES OF LAST MENTIONED LANDS: (1) RUN THENCE SOUTH 61°-31'-51" WEST, A DISTANCE OF 46.17 FEET TO A POINT; (2) RUN THENCE SOUTH 16°-55'-11" WEST, A DISTANCE OF 47.44 FEET TO A POINT; (3) RUN THENCE SOUTH 07°-32'-07" WEST, A DISTANCE OF 88.76 FEET TO A POINT; (4) RUN THENCE SOUTH 12°-11'-32" WEST, A DISTANCE OF 41.02 FEET TO A POINT; (5) RUN THENCE SOUTH 01°-01'-02" EAST, A DISTANCE OF 60.38 FEET TO A POINT; (6) RUN THENCE SOUTH 72°-20'-46" EAST, A DISTANCE OF 24.34 FEET TO A POINT; (7) RUN

THENCE NORTH 43°-25'-52" EAST, A DISTANCE OF 19.36 FEET TO A POINT; (8) RUN THENCE SOUTH 72°-46'-59" EAST, A DISTANCE OF 212.67 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LANDS OF NASSAU COUNTY; RUN THENCE THE FOLLOWING 11 COURSES ALONG THE SOUTHWESTERLY, SOUTHERLY AND EASTERLY LINE OF LAST MENTIONED LANDS: (1) RUN THENCE SOUTH 19°-59'-44" EAST, A DISTANCE OF 8.33 FEET TO A POINT; (2) RUN THENCE SOUTH 27°-18'-59" EAST, A DISTANCE OF 28.53 FEET TO A POINT; (3) RUN THENCE SOUTH 06°-59'-03" EAST, A DISTANCE OF 48.93 FEET TO A POINT; (4) RUN THENCE SOUTH 44°-02'-12" EAST, A DISTANCE OF 41.79 FEET TO A POINT; (5) RUN THENCE SOUTH 32°-48'-33" WEST, A DISTANCE OF 18.08 FEET TO A POINT; (6) RUN THENCE SOUTH 17°-31'-53" WEST, A DISTANCE OF 15.88 FEET TO A POINT; (7) RUN THENCE SOUTH 22°-24'-08" EAST, A DISTANCE OF 34.47 FEET TO A POINT; (8) RUN THENCE SOUTH 01°-04'-32" WEST, A DISTANCE OF 21.18 FEET TO A POINT; (9) RUN THENCE SOUTH 39°-59'-03" EAST, A DISTANCE OF 41.04 FEET TO A POINT; (10) RUN THENCE SOUTH 72°-46'-59" EAST, A DISTANCE OF 42.40 FEET TO A POINT; (11) RUN THENCE NORTH 17°-13'-01" EAST, A DISTANCE OF 78.43 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 62.40 ACRES AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.



**APPENDIX F**

**FORM OF CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL**

Return: BOCC  
Joyce/Council

see old 00

**CERTIFICATE OF ACKNOWLEDGMENT  
AMELIA CONCOURSE ASSESSMENT AREA**

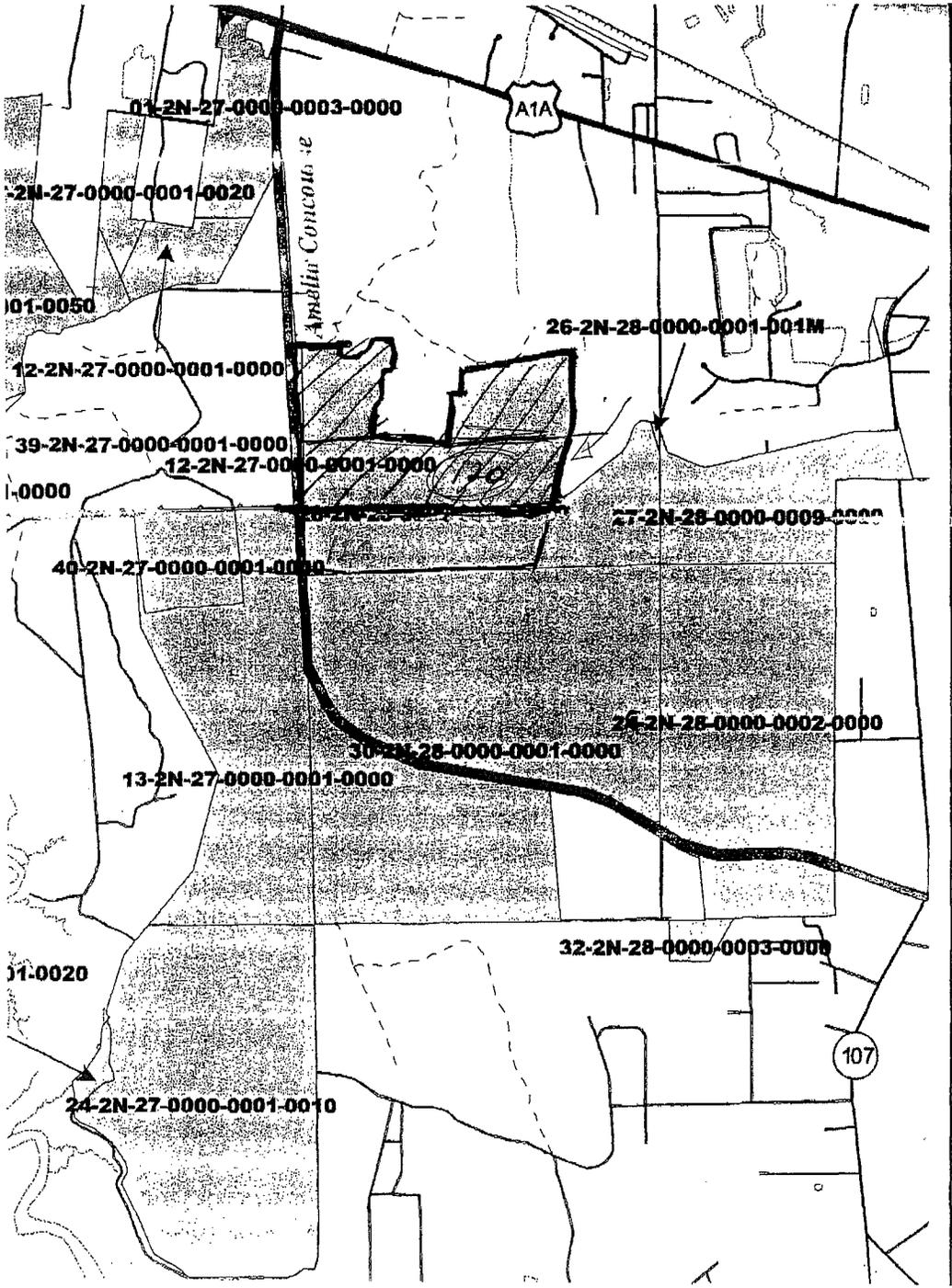
SEDA CONSTRUCTION COMPANY (the "Owner"), a Florida corporation and the sole owner of the land described in Exhibit A attached hereto (the "Benefitted Property") located in Nassau County, Florida (the "County"), intending that it and its successors in interest shall be legally bound hereby, has executed and delivered this Certificate of Acknowledgment to induce the County, to construct and maintain the Road Improvements, as defined in the Assessment Resolution No. 2003-109 adopted by the Board of County Commissioners of the County on August 11, 2003, as amended (the "Assessment Resolution"). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Resolution.

The Owner, its successors and assigns, hereby acknowledge and agree as follows:

- (1) The Owner is vested with fee simple title of record to the Benefitted Property.
- (2) The construction and maintenance of the Road Improvements by the County will provide access to the Benefitted Property. The Benefitted Property will be specially benefitted by the construction and maintenance of the Road Improvements by the County and is properly included in the Assessment Area.
- (3) Due to the nature of the Benefitted Property, it is fair and reasonable to approximate the special benefits to be provided by the construction and maintenance of the Road Improvements by imposing the Improvement Assessments and Maintenance Assessments (collectively, the "Assessments") based on the relative amount of vehicle trips estimated to be generated by the Benefitted Property in the Assessment Area. The Assessments provide an equitable method of funding the Capital Cost and Maintenance Cost of the Road Improvements by fairly and reasonably allocating such costs to each Tax Parcel on the basis of the potential vehicle trips generated by each Tax Parcel.
- (4) The number of ERUs (based on estimated development) for the Benefitted Property is 210.00, which are derived directly from Single-Family Residential Units.
- (5) The terms and conditions of the Assessments described in the Assessment Resolution, including but not limited to (a) the boundaries of the Assessment Area, (b) assignment of vehicle trips to each Tax Parcel located within the Assessment Area, (c) computation of annual Assessments, (d) computation of the Initial Prepayment Amounts and Adjusted Prepayment Amounts for the Assessments, and (e) reallocation of Assessments upon subdivision of property, are fair and reasonable in relation to the special benefits to be provided to each Tax Parcel located within the Assessment Area by construction and

INSTR # 200342054  
OR BK 01189 PGS 0967-0972  
RECORDED 11/18/2003 04:27:35 PM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 28.50

INSTR # 200342603  
OR BK 01190 PG 1210



INSTR # 200342054  
OR BK 01189 PG 0971

INSTR # 200342603  
OR BK 01190 PG 1214

maintenance of the Road Improvements.

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the \_\_\_ day of September, 2003.

**SEDA CONSTRUCTION COMPANY,  
a Florida Corporation**

By: [Signature] 11/10/03  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST:

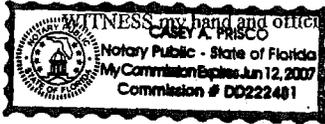
[Signature]  
\_\_\_\_\_  
Secretary  
(SEAL)

INSTR # 200342054  
OR BK 01189 PG 0968

INSTR # 200342603  
OR BK 01190 PG 1211

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by \_\_\_\_\_,  
and \_\_\_\_\_, respectively, of Seda Construction  
Company. They are personally known to me or have produced \_\_\_\_\_, as  
identification, and did (did not) take an oath.



Witness my hand and official seal, this 10 day of November, A.D., 2003

Casey Prisco  
Notary Public  
State of Florida

My commission expires 6/12/07

INSTR # 200342054  
OR BK 01189 PG 0969

INSTR # 200342603  
OR BK 01190 PG 1212

Return: BOCC  
Joyce/Conc

See dr 00

**CERTIFICATE OF ACKNOWLEDGMENT  
AMELIA CONCOURSE ASSESSMENT AREA**

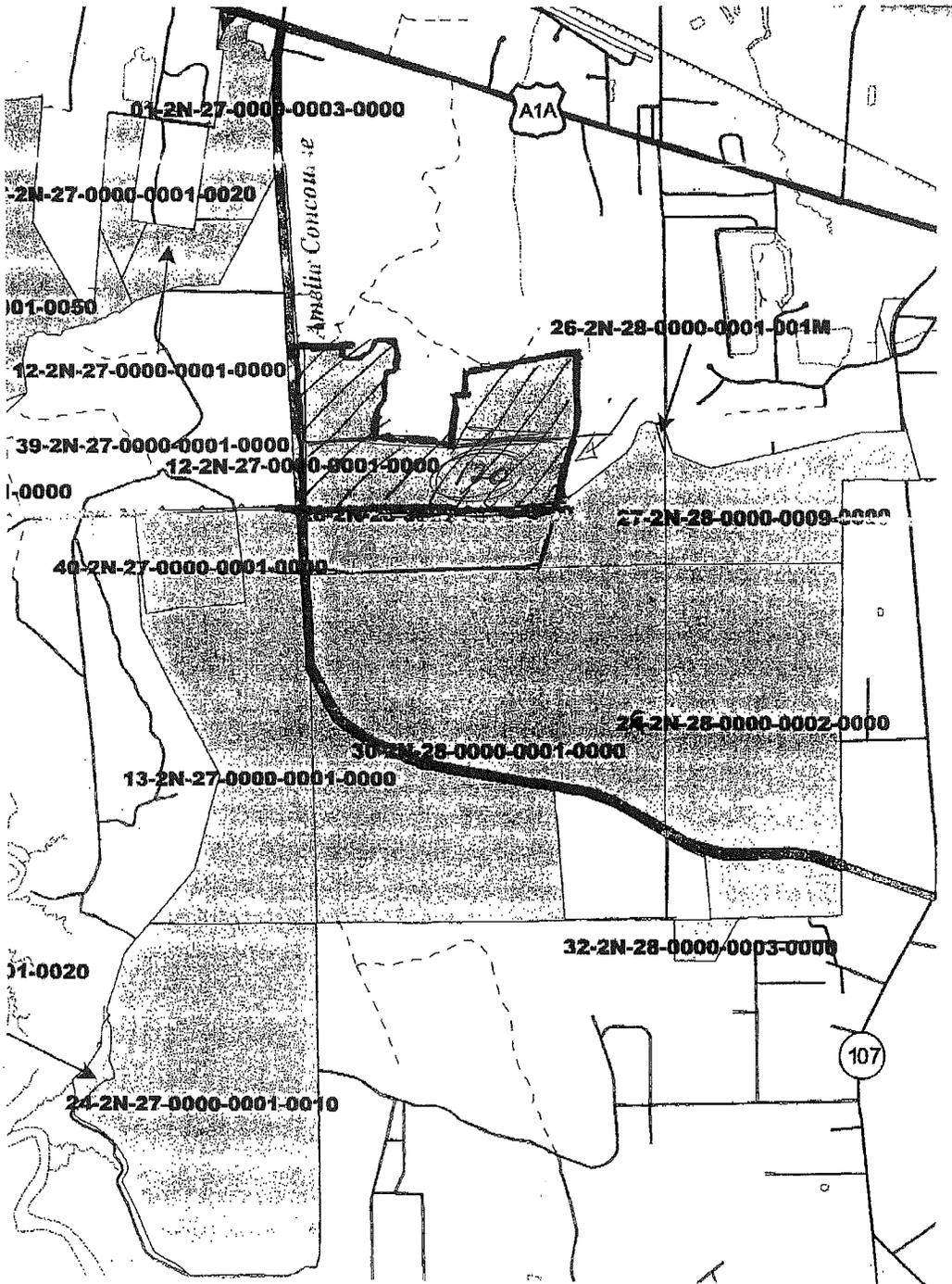
SEDA CONSTRUCTION COMPANY (the "Owner"), a Florida corporation and the sole owner of the land described in Exhibit A attached hereto (the "Benefitted Property") located in Nassau County, Florida (the "County"), intending that it and its successors in interest shall be legally bound hereby, has executed and delivered this Certificate of Acknowledgment to induce the County, to construct and maintain the Road Improvements, as defined in the Assessment Resolution No. 2003-109 adopted by the Board of County Commissioners of the County on August 11, 2003, as amended (the "Assessment Resolution"). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Resolution.

The Owner, its successors and assigns, hereby acknowledge and agree as follows:

- (1) The Owner is vested with fee simple title of record to the Benefitted Property.
- (2) The construction and maintenance of the Road Improvements by the County will provide access to the Benefitted Property. The Benefitted Property will be specially benefitted by the construction and maintenance of the Road Improvements by the County and is properly included in the Assessment Area.
- (3) Due to the nature of the Benefitted Property, it is fair and reasonable to approximate the special benefits to be provided by the construction and maintenance of the Road Improvements by imposing the Improvement Assessments and Maintenance Assessments (collectively, the "Assessments") based on the relative amount of vehicle trips estimated to be generated by the Benefitted Property in the Assessment Area. The Assessments provide an equitable method of funding the Capital Cost and Maintenance Cost of the Road Improvements by fairly and reasonably allocating such costs to each Tax Parcel on the basis of the potential vehicle trips generated by each Tax Parcel.
- (4) The number of ERUs (based on estimated development) for the Benefitted Property is 210.00, which are derived directly from Single-Family Residential Units.
- (5) The terms and conditions of the Assessments described in the Assessment Resolution, including but not limited to (a) the boundaries of the Assessment Area, (b) assignment of vehicle trips to each Tax Parcel located within the Assessment Area, (c) computation of annual Assessments, (d) computation of the Initial Prepayment Amounts and Adjusted Prepayment Amounts for the Assessments, and (e) reallocation of Assessments upon subdivision of property, are fair and reasonable in relation to the special benefits to be provided to each Tax Parcel located within the Assessment Area by construction and

INSTR # 200342603  
OR BK 01190 PG 1210

INSTR # 200342054  
OR BK 01189 PGS 0967-0972  
RECORDED 11/18/2003 04:27:35 PM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 28.50



INSTR # 200342054  
DR BK 01193 PG 0971

INSTR # 200342603  
DR BK 01190 PG 1214

maintenance of the Road Improvements.

(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

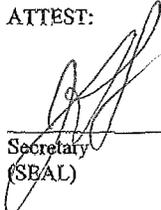
THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the \_\_\_ day of September, 2003.

SEDA CONSTRUCTION COMPANY,  
a Florida Corporation

By:  11/10/03

ATTEST:

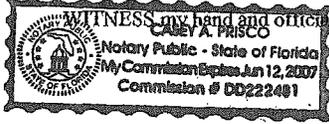
  
Secretary  
(SEAL)

INSTR # 200342054  
OR BK 01189 PG 096B

INSTR # 200342603  
OR BK 01190 PG 1211

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by \_\_\_\_\_,  
and \_\_\_\_\_, respectively, of Seda Construction  
Company. They are personally known to me or have produced \_\_\_\_\_, as  
identification, and did (did not) take an oath.



WITNESS my hand and official seal, this 10 day of November A.D., 2003

Casey Prisco  
Notary Public  
State of Florida

My commission expires 6/12/07

INSTR # 200342654  
OR BK 01189 PG 0369

INSTR # 200342603  
OR BK 01190 PG 1212

Published Weekly  
511 Ash Street/P.O. Box 766 (904) 261-3696  
Fernandina Beach, Nassau County, Florida 32034

STATE OF FLORIDA  
COUNTY OF NASSAU:

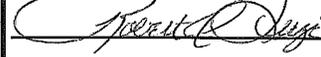
Before the undersigned authority personally appeared  
**Robert O. Fiege**  
Who on oath says that he is the Production Director of the  
Fernandina Beach News-Leader, a weekly newspaper published at  
Fernandina Beach in Nassau County, Florida; that the attached  
copy of advertisement, being a LEGAL ADVERTISEMENT in the  
matter of

**NOTICE OF HEARING**  
**Collection of Special Assessments**  
**Amelia Concourse**  
**Nassau County Board of County Commissioners**

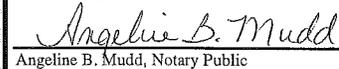
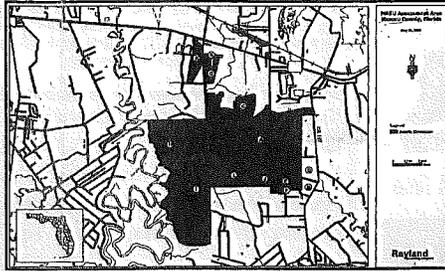
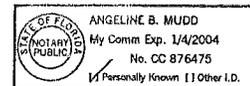
Was published in said newspaper in the issues of

10/03,08/03  
Display Legal

Affiant further says that the said Fernandina Beach News-Leader is  
a newspaper published at Fernandina Beach, in said Nassau  
County, Florida and that the said newspaper has heretofore been  
continuously published in said Nassau County, Florida, each week  
and has been entered as second class mail matter at the post office  
in Fernandina Beach in said Nassau County, Florida, for a period  
of one year next preceding the first publication of the attached copy  
of advertisement; and Affiant further says that he has neither paid  
nor promised any person, firm or corporation any discount, rebate,  
commission or refund for the purpose of securing this  
advertisement for publication in the said newspaper.



Sworn to and subscribed before me  
This 5th day of November A.D. 2003.

  
Angelina B. Mudd, Notary Public

**NOTICE OF HEARING TO IMPOSE AND  
PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS  
IN THE AMELIA CONCOURSE ASSESSMENT AREA**

NOTICE IS HEREBY GIVEN that the Nassau County Board of County  
Commissioners will conduct a public hearing to consider creation of the Amelia  
Concourse Assessment Area, as shown above, and imposition of special assessments for  
the construction and maintenance of road improvements. The hearing will be held at 7:00  
PM, or as soon thereafter as the matter can be heard, on October 27, 2003, in the  
Commission Chambers, Yulee County Building, 1336 Pages Dairy Road, Yulee, Florida  
32097, for the purpose of receiving public comment on the proposed assessment area and  
assessments. All affected property owners have a right to appear at the hearing and to file  
written objections with the County Commission prior to the public hearing. If a person  
decides to appeal any decision made by the board, agency or commission with respect to  
any matter considered at such meeting or hearing, he/she will need a record of the pro-  
ceedings and that for such purpose may need to ensure that a verbatim record of the pro-  
ceedings is made, which record includes the evidence and testimony upon which the  
appeal is to be based.

Individuals with disabilities requiring an accommodation in order to participate in  
the program or activity should contact the office of the Ex-Officio Clerk at (904) 321-  
5703 or Florida Relay Service at 1-800-955-8770 (v) or 1-800-955-8771 (TDD) at least  
seventy two hours in advance to request such accommodation.

The assessments will be collected on the ad valorem tax bill, as authorized by  
Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certifi-  
cate to be issued against the property which may result in a loss of title. The County  
Commission intends to collect the assessments in 10 annual installments, the first of  
which will be included on the ad valorem tax bill to be mailed in November 2004.

If you have any questions, please contact the Nassau County Clerk of Courts  
Office at (904) 321-5703.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

/S/ J.M. "CHIP" OXLEY, JR.  
Its: Ex-Officio Clerk

/S/ VICKIE SAMUS  
Its: Chairman

Published Weekly

511 Ash Street/P.O. Box 766 (904) 261-3696  
Fernandina Beach, Nassau County, Florida 32034

STATE OF FLORIDA  
COUNTY OF NASSAU:

Before the undersigned authority personally appeared  
**Robert O. Fiege**  
Who on oath says that he is the Production Director of the  
Fernandina Beach News-Leader, a weekly newspaper published at  
Fernandina Beach in Nassau County, Florida; that the attached  
copy of advertisement, being a LEGAL ADVERTISEMENT in the  
matter of

**NOTICE OF HEARING  
To Impose and Provide for  
Collection of Special Assessments  
In the Amelia Concourse Area**

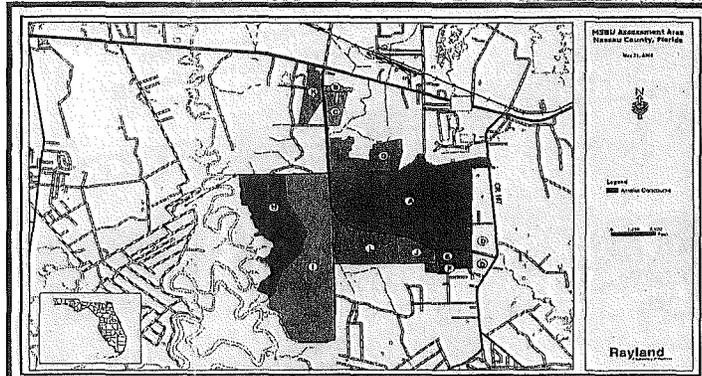
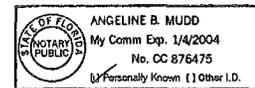
Was published in said newspaper in the issues of

**08/15,20/03  
Display Legal**

Affiant further says that the said Fernandina Beach News-Leader is  
a newspaper published at Fernandina Beach, in said Nassau  
County, Florida and that the said newspaper has heretofore been  
continuously published in said Nassau County, Florida, each week  
and has been entered as second class mail matter at the post office  
in Fernandina Beach in said Nassau County, Florida, for a period  
of one year next preceding the first publication of the attached copy  
of advertisement; and Affiant further says that he has neither paid  
nor promised any person, firm or corporation any discount, rebate,  
commission or refund for the purpose of securing this  
advertisement for publication in the said newspaper.

Sworn to and subscribed before me  
This 4<sup>th</sup> day of September A.D. 2003.

Angeline B. Mudd, Notary Public



**NOTICE OF HEARING TO IMPOSE AND  
PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS  
IN THE AMELIA CONCOURSE ASSESSMENT AREA**

NOTICE IS HEREBY GIVEN that the Nassau County Board of County Commissioners will  
conduct a public hearing to consider creation of the Amelia Concourse Assessment Area, as shown  
above, and imposition of special assessments for the construction and maintenance of road  
improvements. The hearing will be held at 7:00 PM, or as soon thereafter as the matter can be  
heard, on September 8, 2003, in the Commission Chambers, Yulee County Building, 1336 Pages  
Dairy Road, Yulee, Florida 32097, for the purpose of receiving public comment on the proposed  
assessment area and assessments. All affected property owners have a right to appear at the hear-  
ing and to file written objections with the County Commission prior to the public hearing. If a per-  
son decides to appeal any decision made by the board, agency or commission with respect to any  
matter considered at such meeting or hearing, he/she will need a record of the proceedings and that  
for such purpose may need to ensure that a verbatim record of the proceedings is made, which  
record includes the evidence and testimony upon which the appeal is to be based.

Individuals with disabilities requiring an accommodation in order to participate in the pro-  
gram or activity should contact the office of the Ex-Officio Clerk at (904) 321-5703 or Florida  
Relay Service at 1-800-955-8770(v) or 1-800-955-8771(TDD) at least seventy two hours in  
advance to request such accommodation.

The assessments will be collected on the ad valorem tax bill, as authorized by Section  
197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued  
against the property which may result in a loss of title. The County Commission intends to collect  
the assessments in 10 annual installments, the first of which will be included on the ad valorem tax  
bill to be mailed in November 2004.

If you have any questions, please contact the Nassau County Clerk of Courts Office at  
(904) 321-5703.

**BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA**

/s/ J. M. 'CHIP' OXLEY, JR.  
Its: Ex-Officio Clerk

/s/ VICKIE SAMUS  
Its: Chairman

Return: BOCC  
Joyce / Conner

Rec'd 11/10/03

**CERTIFICATE OF ACKNOWLEDGMENT  
AMELIA CONCOURSE ASSESSMENT AREA**

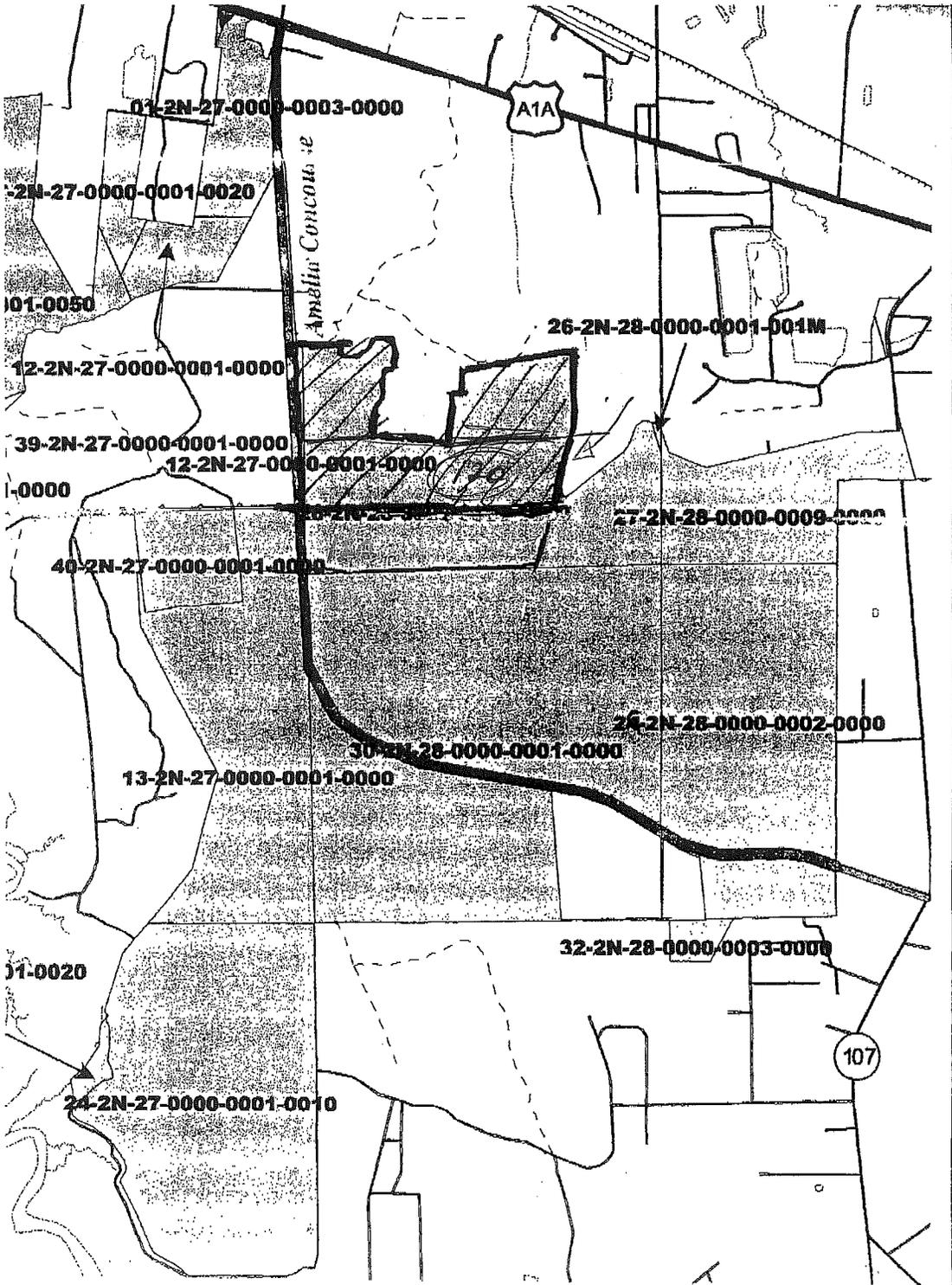
SEDA CONSTRUCTION COMPANY (the "Owner"), a Florida corporation and the sole owner of the land described in Exhibit A attached hereto (the "Benefitted Property") located in Nassau County, Florida (the "County"), intending that it and its successors in interest shall be legally bound hereby, has executed and delivered this Certificate of Acknowledgment to induce the County, to construct and maintain the Road Improvements, as defined in the Assessment Resolution No. 2003-109 adopted by the Board of County Commissioners of the County on August 11, 2003, as amended (the "Assessment Resolution"). Capitalized terms not otherwise defined herein shall have the meanings set forth in the Assessment Resolution.

The Owner, its successors and assigns, hereby acknowledge and agree as follows:

- (1) The Owner is vested with fee simple title of record to the Benefitted Property.
- (2) The construction and maintenance of the Road Improvements by the County will provide access to the Benefitted Property. The Benefitted Property will be specially benefitted by the construction and maintenance of the Road Improvements by the County and is properly included in the Assessment Area.
- (3) Due to the nature of the Benefitted Property, it is fair and reasonable to approximate the special benefits to be provided by the construction and maintenance of the Road Improvements by imposing the Improvement Assessments and Maintenance Assessments (collectively, the "Assessments") based on the relative amount of vehicle trips estimated to be generated by the Benefitted Property in the Assessment Area. The Assessments provide an equitable method of funding the Capital Cost and Maintenance Cost of the Road Improvements by fairly and reasonably allocating such costs to each Tax Parcel on the basis of the potential vehicle trips generated by each Tax Parcel.
- (4) The number of ERUs (based on estimated development) for the Benefitted Property is 210.00, which are derived directly from Single-Family Residential Units.
- (5) The terms and conditions of the Assessments described in the Assessment Resolution, including but not limited to (a) the boundaries of the Assessment Area, (b) assignment of vehicle trips to each Tax Parcel located within the Assessment Area, (c) computation of annual Assessments, (d) computation of the Initial Prepayment Amounts and Adjusted Prepayment Amounts for the Assessments, and (e) reallocation of Assessments upon subdivision of property, are fair and reasonable in relation to the special benefits to be provided to each Tax Parcel located within the Assessment Area by construction and

INSTR # 200342503  
OR BK 01190 PG 1210

INSTR # 200342054  
OR BK 01189 PGS 0967-0972  
RECORDED 11/18/2003 04:27:35 PM  
J. M. OXLEY JR  
CLERK OF CIRCUIT COURT  
NASSAU COUNTY, FLORIDA  
RECORDING FEES 28.50



INSTR # 200342054  
OR BK 01189 PG 0971

INSTR # 200342603  
OR BK 01190 PG 1214

INSTR # 200342054  
DR BK 01189 PG 0968

maintenance of the Road Improvements.

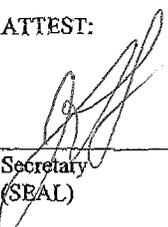
(6) Imposition of the Assessments does not affect any existing rights to develop the Benefitted Property in a specific manner, and does not confer any new or additional development rights upon the Owner, its successors and assigns.

THIS CERTIFICATE SHALL BE RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THE ACKNOWLEDGMENTS CONTAINED HEREIN SHALL RUN WITH THE BENEFITTED PROPERTY AND SHALL BE BINDING ON THE OWNER AND ON ALL PERSONS (INCLUDING CORPORATIONS, ASSOCIATIONS, TRUSTS AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE BENEFITTED PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE BENEFITTED PROPERTY IS PLATTED AT SUCH TIME. BY TAKING TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS ACKNOWLEDGMENT TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS ACKNOWLEDGMENT OR THE ASSESSMENTS.

IN WITNESS WHEREOF, the Owner has executed and delivered this Certificate of Acknowledgment as of the \_\_\_ day of September, 2003.

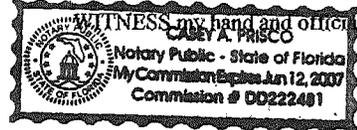
**SEDA CONSTRUCTION COMPANY,**  
*a Florida Corporation*

By:  11/10/03  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST:  
  
\_\_\_\_\_  
Secretary  
(SEAL)

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by \_\_\_\_\_,  
and \_\_\_\_\_, respectively, of Seda Construction  
Company. They are personally known to me or have produced \_\_\_\_\_, as  
identification, and did (did not) take an oath.



WITNESS my hand and official seal, this 10 day of November, A.D., 2003

Casey Prisco  
Notary Public  
State of Florida

My commission expires 6/12/07

INSTR # 200342054  
OR BK 0189 PG 0969