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 RESOLUTION NO. 2003-141

- 19 P

RESOLUTION OF THE BOARD OF COUNTY A 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 ASSESSMENTS PARCEL; IMPOSING 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) <u>NONRESIDENTIAL</u>. 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:

22.1

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

<u>Parcel A (Amelia National Enterprise, LLC)</u>. 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.

<u>Parcel C (CoppenBarger Homes, Inc.)</u>. 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.

<u>Parcel D (Peters James D. & Shirley)</u>. 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.

<u>Parcel E (Amelia Concourse Development, LLC)</u>. 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.

<u>Parcel F (Nassau County, Florida)</u>. 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-ofways 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.

<u>Parcel G (Seda Construction)</u>. 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.

<u>Parcel H (North Hampton, LLC)</u>. 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.

<u>Parcel J (Marino)</u>. 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.

<u>Parcel L (Rayland, LLC)</u>. 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) <u>GOVERNMENTAL PROPERTY</u>. 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

yer Sam By:

Vickie Samus, Chairman

(SEAL) ATTEST:

By J.M. "Chip" Øxley, Jø., Clerk

APPROVED AS TO FORM BY THE NASSAU COUNTY, ATTORNEY Michael S. Mullin, County Attorney

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APPENDIX A

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MAP AND LEGAL DESCRIPTION OF AMELIA CONCOURSE ASSESSMENT AREA

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EXHIBIT A - MAP DEPICTING ENTIRE PROPOSED ASSESSMENT AREA

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

EXHIBIT B

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LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OF PARCEL OF LAND BEING A POPTION OF GOVERNMENT LOT 1. SECTION 27. TOMOSHIP 2 NORTH ALL THAT CLAIME THAT IS A PORTION OF SECTIONS 26, 27, 27 AND 30, TOWNSHIP & TORTH, RANGE 28 EAST, AND A PORTION OF SECTIONS 26, 27, 27 AND 30, TOWNSHIP & TORTH, RANGE 28 EAST, HASSAU (DUAT), TUPPOS AND SEVIE NORE PARTICULARLY DESCRIBED AS TOLLOWS: TOT A PORT OF SECTIMING COMMENCE AT THE MUNITARESILIALY CORPLER OF GOVERNMENT LOT & SAID SECTION IF AND BUN SOUTH OF-DS-JS EAST. ALONG THE WESTERLY LUE OF SAND GOVERNMENT LOT 4. A DISTANCE OF 1319.50 FEET TO THE SOUTHINEST CORMER THEREOF; AUN THENCE SOUTH DO-05-35 EAST, ALONG -THE WESTERLY. LINE OF SAID COVERNMENT LOT 1 AND GUVERNMENT LOT 2, SAID SECTION 29. A DISTANCE OF ISOL DO FEET TO A POHIT: RULL THEMCE WORTH GE -DO -DO WEST DEPARTING FROM LAST HENTICHED WESTERLY INE A DISTANCE OF 793.01 FEET TO A POINT, RUN THENCE NORTH ST-00-00" WEST. & DISTANCE OF 1800.32 FEET TO A POWIT: RUN THENCE NORTH BA-CO-CO" WEST A DISTANCE OF 200 TO FEET TO A POINT THENCE SOUTH 00-00-00"-00" EAST. A DISTANCE OF 350.00 FEET 10 A POWNT, RUN THENCE NORTH B"-00"-DO" 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, & DISTANCE OF 2532.28 FILT TO & POINT OF CURVATURE. FUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE SAD CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1909.25 FEET, A CHORD DISTANCE OF BS9.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE. THE BEARING OF THE AFORENENTIONED CURVE BEING NORTH 67-00'-00' WEST, RUN, THENCE NORTH 34-20-00" WEST. A DISTANCE OF SELECT TO A POINT OF CLARVATURE: RUM THENCE IN A MORTHMESTERLY DIRECTION ALONG THE ARC OF A CUPVE SAID CLEVE EEING CONCAVE NOR THEASTERLY AND HAVNG A RADIUS OF 554.33 FEET, A CHORD DISTANCE OF A37.23 FEET TO, WE POINT OF TANGENCY OF SAID CLEVE, THE BEARING OF THE AFOREMENTIONED CUPVE BEING KORTH 28-03-60" WEST; IRIN THEAST MORTH 32-00-00" WEST, A DISTANCE OF THE AFOREMENTIONED CUPVE BEING KORTH 28-03-60" WEST; IRIN THEAST MORTH 32-00-00" WEST, A DISTANCE OF THE AFOREMENTIONED CUPVE BEING KORTH 28-03-60" WEST; IRIN THEAST MORTH 32-00-00" WEST, A DISTANCE OF THE FEET TO A POINT OF CLEVATURE RUN THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE WEYTERLY AND HAVING A RADIUS OF 5725.36 FEET, A CHORD DISTANCE OF 145.00 FEET TO THE POINT OF TANGENCY OF SAND CURVE, THE SEARING OF THE AFOREMENTIONED CHOSE BEING NORTH DZ-13-30" WEST: RUN THENCE NORTH 03-27-00" WEST, & DISTANCE OF 405.98 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 25-FOOT WOE UTRITY FASEMENT DESCRIBED IN DEED RECORDED IN THE OPTICAL RECORDS OF SAID COUNTY IN BOOK 184, PAGE 560; RUN THENCE THE FOLLOWING FOUR (4) EGURSES ALONG LAST VENTIONED NORTHERLY EASEMENT LINE COURSE NO. 1 - NORTH 37-42'-44" EAST. & DISTANCE OF 1428.82 STELT TO AN ANGLE FORM !: COURSE NO. 2 - NORTH 85'-40'-24" EAST, A DISTANCE OF EZO, 40 FEET TO A SECOND ANGLE POINT: COURSE NO. 3 - NORTH BE-09-54" EAST. A DISTANCE OF 1419.45 FET TO A THRO ANGLE POINT; COURSE NO. 4 - HORTH 99-55-04" EAST, A DISTANCE OF 539.06 FETT TO A POINT; RUN THENCE NORTH 53'-00'-00" EAST, GEPARTING FROM SAID NORTHERLY EASEMENT. INE. A DISTANCE OF BIJ.OA 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 HEST, 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 1-9 (ACCORDING TO WAP THEREOF RECORDED IN PLAT BOOK 5. PACES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY; PUH THENCE THE FOLLOWING THREE (3) COURSES ALONG THE RESTERLY AND SOUTHERLY LINES OF EAU MASSAU LAKES SUBDIVISION PHASE 1-6: COURSE NO. 1 - SOUTH 18-08-30" EAST, A DISTANCE OF 497.68 FIET TO AN ANGLE POINT: COURSE NO. 2 - SOUTH 68-10"-20" EAST. A DISTANCE OF ESS.25 FEET TO A SECOND ANGLE POINT: COURSE NO. 3 - NOATH 77-22-09" EAST. A DISTANCE OF 2340.00 FEEL TO THE SOUTHINGSTERLY CORNER OF TRACT "D". SAD NASSAU LAKES SUBDIVISION PHASE 1-B: RUN THENCE NORTH - 59'- 30'- 26" EAST, ALONG THE SOUTHERLY LINE OF SAID MACT "" AND ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMEFLY OF RAD PROPERTIES INC. (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK ACO, FACE BOIL & DISTANCE OF 649.60 FEET TO THE SOUTHERSTERLY CORNER OF LAST WENTIONED LANDS ON THE RESTERT : RICHT-OF-WAY LINE OF SAID STATE ROAD NO. 101- BUN THENSE SOUTH OF -33- 65- EAST. ALONG SAID WESTERLY RICHT-OF-WAY LINE, A DISTANCE OF \$77.73 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, SECTION 27 AT THE NORTHEISTERLY CORNER OF LANDS NOW OR FOGUERLY OF JACK LOU'S WORTHAN AND CHERTL HORTHAN LACCORDING TO DEED RESORDED IN THE OFFICIAL RECORDS OF SAID COULTT IN BOOK 756, PAGE 1442]. RUN THENCE SOUTH 89-19-15 WEST, ALONE THE NORTHERLY LINE OF LAST KENTDONED LANDS. THE SAME ELING THE NORTHERLY LONE OF SAD COVERNMENT LOT 4. A DISTANCE OF 935.10 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 665.01 ACRES. MORE OF LESS.

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MAP SHOWING BOUNDARY SURVEY OF

MELIA NATIONAL BOUNDARY HASE TWO

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

Y ...

DR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29, DWNSHIP 2 NORTH. RANGE 28 EAST, AND RUN NORTH 8935'23" EAST, ALONG THE SOUTH LINE SAID SECTION 29, A DISTANCE OF 2.643.15 FEET, TO THE WESTERLY LINE OF GOVERNMENT LOT

SECTION 29; RUN THENCE NORTH 00'05'39" WEST, ALONG THE WESTERLY LINE OF AFORESAID OVERNMENT LOT 4, A DISTANCE OF 947.75 FEET, TO THE POINT OF BEGINNING.

ROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 00'D5'39" WEST, ALONG THE ESTERLY LINE OF SAID GOVERNIAENT LOT 4, AND THEN ALONG THE WESTERLY LINE OF OVERNMENT LOT 3, SECTION 29, A DISTANCE OF 2,609.08 FEET, TO A POINT; RUN THENCE 'ORTH 86'00'00" WEST. A DISTAICE OF 795.01 FEET. TO A POINT; RUN THENCE NORTH 81'00'00" 'EST, A DISTANCE OF 1,800.32 FEET. TO A POINT; PUN THENCE NORTH 84'00'00" WEST, A 'ISTANCE 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 '50.00 FEET. TO A POINT; RUN THENCE NORTH 84'00'00" WEST, A DISTANCE OF 1,050.00 FEET, TO ' POINT; RUN THENCE SOUTH 60'00'00" EAST, A DISTANCE OF 1,642.43 FEET, TO A POINT ON THE 'ROPOSED NORTHERLY RIGHT OF WAY LINE OF A PROPOSED 150 FOOT RIGHT OF WAY, AS SHOWN 'N SKETCH BY PRIVETT AND ASSOCIATES, DATED DECEMBER 17, 1999, DRAWING No. '-3-309(B)-12-96; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PROPOSED 150 'OOT RIGHT OF WAY, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE NOT 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 2017'00" 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 EEARING 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.)

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EXHIBIT C



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

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EXHIBIT D

PARCEL 82 A BORTICH TO: SECTIONS 1 AND 12 TOWNSHP 2 NORTH: JANGE 22751 PAST, JAND, A PORTICH OF SECTIONS 25 AND 26 TOWNSHP 2 NORTH: RANGE 28 LIST, MASSU COUNT, FLORDA, AND BEING UDGE PARTICULARLY DESCRIPTO AS FULLOWS TOR A PONTO PONTO ALL PARTICULAR OF AN AND BEING UDGE PARTICULARLY DESCRIPTO AS FULLOWS PARTICULAR AND THE NORTH PERTICULAR PUBLIC RECORDS OF SUD COUNTY, THENG NORTH PERTICULAR PUBLIC RECORDS OF SUD COUNTY, THENG NORTH PERTICULAR PUBLIC RECORDS OF SUD COUNTY, THENG NORTH PERTICULAR PARTICULAR AND THE ON A RAYLAND COMPANY DAY AND THE SUB-PARCEL 28 AS SHOWN ON SURVEY FULL NOTICE - 836(C) PREFARED 291 REFEREND TO AS PUBLICA TO SURVEY FULL NOTICE - 836(C) PREFARED 291 REFEREND TO AS PUBLICA DE SUNCE OF SUD PARCEL 2999 A DISTANCE GUILLO FAND ADDIMING RATAAND COMPANY PARCEL ACTIFED TO THE NORTHERE UNE OF SUD PARCELTA DISTINCT OF SUD PARCEL AND AND THE SUB-PARCEL AND ALSO ADON'S FULLOWS FULLOWS AND FOR THE SUB-SUB-PARCEL AND ALSO ADON'S THE AND FARCEL A DISTANCE OF 2802 SUTH 1246307 WEST ALONG THE EASTERN'S UNE OF SUD PARCEL 1 AND A SUTH SUS AND CONSTRUCTOR FULL AND AS DOUTH AND ASSOCIATES INC. SUB-SULLY AND ALSO ADON'S THE EASTERN'S UNE OF SUD PARCEL 1 AND A SULLY AND ALSO ADON'S THE EASTERN'S UNE OF SUD PARCEL 1 AND A SULLY AND ALSO ADON'S THE EASTERN'S UNE OF SUD PARCEL 1 AND A SULLY AND ALSO ADON'S THE EASTERN'S UNE OF SUD PARCEL 1 AND A SULLY AND ALSO ADON'S THE EASTERN'S UNE OF SUD PARCEL 1 AND A SULLY AND ALSO ADON'S THE EASTERN'S UNE OF SUD PARCEL 1 AND A SULLY AND ALSO ADON'S THE EASTERN'S UNE OF SUD PARCEL 1 AND A SULLY AND ALSO ADON'S THE EASTERN'S UNE OF SUD PARCEL 1 AND A AND THE SULLY AND AND EVENCE ON AND EASTE SUBJECT TO AN BO FOOT EASEMENTFOR TWORESS AND EGRESS AND UTILITIES TO SUNRAY WATER PLANT SITE AS DESCRIBED IN OFFICIALS RECORDS BOOK 809, PAGE 1455, SAID PUBLIC RECORDS

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

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REMOVED FROM ASSESSMENT AREA

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

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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 HAMING & 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"-4", -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 KATTE 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 OU-20'-26" EAST ALONG SAID SECTION 32. A DISTANCE OF, 622.11 FEET TO THE POINT OF BEGINNING.

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

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EXHIBIT G

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OF PARCEL OF LAND BEING A PORTICIN 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 FOLLORIS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORDER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND RUN THENCE NORTH DO-'26'-42' WEST ALONG THE EASTERLY LINE OF SAID SECTION 26, A DISTANCE OF TO BEING MORE PARTICULARLY DESCRIBED AS FOLLORIS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORDER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND RUN THENCE NORTH DO-'26'-42' WEST ALONG THE EASTERLY LINE OF SAID SECTION 26, A DISTANCE OF TO BEING MORE PARTICULARLY OF A 50 FUCT 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 BB'-55'-04' WEST ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 1514.87 FEET TO A POINT; RUN THENCE MORTH 01'-04'-56' WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY LINE OF AN 80 FOOT WIDE UTLITY EASEMENT (ACCORDING TO DEED RECORDED IN BOOK 673, FAGE 1432 OF THE OFFICIAL RECORDS OF SAID COUNTY) AND THE SOUTHERLY LINE OF AN 80 FOOT WIDE UTLITY EASEMENT (ACCORDING TO DEED RECORDED IN BOOK 573, FAGE 1432 OF THE OFFICIAL RECORDS OF SAID COUNTY) AND THE SOUTHERLY LINE OF AN 80 FOOT WIDE UTLITY EASEMENT (ACCORDING TO DEED RECORDED IN BOOK 573, FAGE 1432 OF THE OFFICIAL RECORDS OF SAID COUNTY) AND THE SOUTHERLY LINE

FROM THE POINT OF BECAMING THUS DESCRIBED HUN THENCE THE FULLUMING FOUR COURSES ALONG THE SOUTHERLY LIKE OF THE LIST WENTIONED BU FOOT MIDE UTILITY EASEMENT, THE SUCH BOXING THE MORPHERLY LINE OF LANDS NOW OR FORMERLY OF AMELIA MARIONAL ENTERPRISE, LLC (ACCORDING TO DEED RECORDED IN DEED BOOK 1090, PAGE 1213 OF THE PUBLIC RECORDS OF SALD COUNTY); (1) SOLITH 85-55-04" NEST, A DISTANCE OF 201.68 FET TO A POINT; (2) RUN THENCE SOUTH 88-09-54" NEST, A DISTANCE OF 1,419.45 FET TO A POINT; (3) RUN THENCE SOUTH 88-40'-24" NEST A DISTANCE of B20.4D FEET TO A POINT; (4) RUN THENCE SOUTH 87-42" MEST, A DISTANCE OF 1,426.82 FEET TO A POINT ON THE EASTERLY FRUIT-OF-SAY UNE OF AMELIA CONCOURSE (A 125 FUNT 40%) easement according to deed recorded in book doi, page 1970 of the official records of said country, run thence worth 03-27-40" mestimation of the easted of the last with tweet 125 FOOT HIDE EASEMENT, A DISTANCE OF 2302.82 FEET TO THE SOUTHWEST CORNER OF LANDS HOW OR FORMERLY OF FLORA PARK DEVELOPMENT V, MC. (ACCORDING TO DEED RECORDED IN BOCK 1053, Page 1793 of the public records of said country; hun thence north by-59'-55" east along the southerly line of UAST mentioned lands, a distance of 753.29 feet to the southeast DORNER THEREOF, SAID POINT LYING ON THE HORTHWESTERLY 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 WORTHNESTERLY AND SOUTHERLY LINE OF LAST MENTIONED LANDS (1) SOUTH 25"-36"-46" HEST, A DISTANCE OF 70.06 FEET TO A POINT; (2) RUN THENCE SOUTH 12"-28"-20" HEST, 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 FOINT; (4) RUN THENCE SOUTH 66-25-21" EAST, A DISTANCE OF 70.01 FEET TO A POINT; (5) RUN THENCE NORTH 75-02"-02" EAST, A DISTANCE OF 73.29 FEET TO A POINT; (6) RUN THETHCE WORTH 84-43-49" EAST, A DISTANCE OF 75.71 FEET TO A POINT; (7) TRIN THENCE WORTH 65-33-46" EAST, A DISTANCE OF 44.66 FEET TO A POINT; (8) RUN THENCE HORTH 76-07-19" EAST, A DISTANCE OF 42.39 FEET TO A POINT; (9) RUN THENCE NORTH 45-21-01° EAST, A DISTANCE OF 34.42 FEET TO A POINT; (10) RUN THENCE NORTH 30-05-33" EAST, A DISTANCE OF 44.46 FEET TO A POINT; (11) RUN THENCE MORTH 18"-01"-53" EAST, A DISTANCE OF 30.18 FEET 10 A POINT; (12) HUN THENCE NORTH 27"-66" EAST, A DISTANCE OF 46.39 FEET 10 A POINT; (13) RUN THENCE NORTH 12"-64"-46" EAST, A DISTANCE OF 44.21 FEET TO A HOWLT; (14) RUN THENCE NORTH 45-20-03" EAST, A DISTANCE OF 32.00 FEET TO A POINT; (15) RUN THENCE HORTH 73-45'-12" EAST, A DISTANCE OF 32.37 FEET TO A POINT; (16) RUN THENCE HORTH 79'-33'-19" EAST, A DISTANCE OF 19.01 FEET TO A POINT; (17) RUN THENCE HORTH 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 HORTH UZ-16'-46" EAST, A DISTANCE · of 38.69 FEET. TO A POINT; (21) RUN THENCE SOUTH 64:--OT--13" EAST, A DISTANCE OF 121.16 FEET. TO THE NORTHNEST CORINER OF LANDS' NOW OR FORMERLY OF FLORA PARK DEVELOPMENT Y, HIC. (according to deed recorded in book 103). Page 1703 of the official records of said county's run thence south 04'-06'-30" east along the nesterly line of last montheu lands. A DISTANCE OF 427,00 FEET TO A POINT; RUN THENCE SOUTH BY-50"-55" WEST ALONG A NORTHEDBLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 174.83 FEET TO A POINT; RUN THENCE SOUTH 00'-00'-05" EAST ALONG THE MESTERLY LHE OF LAST MENTIONED LANDS, A DISTANCE OF 430.00 FEET TO A POINT; RUN THENCE SOUTH 58"-00"-54" NEST ALONG A HORTHMESTERLY LHE OF LAST MENTIONED LANDS, A DISTANCE OF 147.75 FEET TO A POINT; RUN THENCE SOUTH 00"-00"-05" EAST ALONG THE MESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 147.17 FEET TO THE SOUTH DO"-00"-05" EAST ALONG THE MESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 147.17 FEET TO THE SOUTH DO"-00"-05" EAST ALONG THE MESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 147.17 FEET TO THE SOUTH DO"-00"-05" EAST ALONG THE MESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1470.17 FEET TO THE SOUTH DO"-00"-05" EAST ALONG THE MESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1470.17 FEET TO THE SOUTH DO"-05" EAST ALONG THE MESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1470.17 FEET TO THE SOUTH DO"-05" EAST corder thereof; run thence north 80-32-55° east along the southerly line of last mentioned linds, a distance of 327.78 feet to a point; run thence south 79-00-05° east contheung along last mentioned southerly line, a distance of 870.03 feet to the southeast corner thereof; run thence horth 00-00-05' mest along the easibility line of last MENTIONED, LANDS, A DISTANCE OF 737,46 FEET TO A POINT: RUN THENCE HORTH BY-59"-55" EAST, ALONG A SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 156,94 FEET TO A FORMT; RUN THENCE NORTH OF-20-39 EAST ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS. A DISTANCE OF 344,43 HEET TO A POINT; RUN THENCE MORTH 77-16"-16" EAST ALONG THE SOUTHERLY LINE OF LAST MENTIONED LINDS, A DISTANCE OF 1.810.00 FEET TO A POINT ON THE SOUTHNESTERLY, LANE OF LINDS NOT OR FORMERLY OF FLORA PARK DEVELOPMENT, MC. (ACCORDING TO DEED RECORDED IN ROCK 1983, PAGE 1397 OF THE PUBLIC RECORDS OF SAID COUNTY: ININ THENCE SOUTH 551-151-377 EAST ALONG LAST VENTICHED SOUTHINESTERLY LINE, A DISTANCE OF 71.50 FEET 10 A POINT; RUN THENCE south oz-of-of east along the nesterly like of last montoned lings, to and along the nesterly like of lands now or formerly of flora park development V, hc. (accepting to DEED RECORDED IN BOOK 1053, PAGE 1793 OF THE PUBLIC RECORDS OF SAD COUNTY. A DISTANCE OF 975.00 FEET TO A POINT; RUN THENCE SOUTH 11-33-08" NEST CONTINUERS ALOND THE RESTERT LEE OF LAST MENTROLED LANDS, A DISTANCE OF 1,152.40 FEET TO THE POINT OF BEDDANNIC

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

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

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EXHIBIT I

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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' 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

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ALL THAT CERTAIN TRACT OR PARCEL OF LAND BLING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 2 NORTH, RANGE 2B 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 GURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 69'-51'-30'' EAST; 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 395.60 FEET TO THE POINT OF TANGENCY OF SAID GURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 69'-51'-30'' EAST; 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 SCO.CC 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

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

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EXHIBIT K

A 62.40 ACRE PARCEL OF LAND BEING A PORTION OF SECTION I 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 | 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 POOT 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 / AIA 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 17º-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 FOINT 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 08º-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 819-38-47" 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 & COURSES ALONG THE GENERALLY WESTERLY AND SOUTHERLY LINES OF LAST MENTIONED LANDS: (1) RUN THENCE SOUTH 619-31-51" WEST, A DISTANCE OF 46.17 FEET TO A POINT; (2) RUN THENCE SOUTH 16º-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

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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 17º-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 EASMENETS 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 HORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA BEING WORE PARTICULARLY DESCREDED AS F AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 HORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA SAD FORT LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORM (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFTICIAL RECORDS OF SAD 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 HORTHERLY LINE OF LANDS HOW OR FORMERLY OF LOURSE WILLIAMS (AL 805 OF THE OFTICIAL RECORDS OF SAD COUNTY).

FROM THE POINT OF BEGRINNING THUS DESCRIBED CONTINUE SOUTH 89"-38"-10" WEST ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS. A DISTANCE OF 3771.54 FEET TO TH RUN THENCE NORTH OT"-14"-16" WEST, ALONG THE WESTERLY SECTION LINE OF SAID SECTION 30, A DISTANCE OF 3420.44 FEET TO A POINT ON A HON-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 AFORDMENTIONED CHORD BEING SOUTH 38"-50"-48" EAST; RUN THENCE SOUTH 54"-00"-00" LAST, A DISTANCE OF 550.61 FEET TO THE POINT OF CURVATURE; RUN THENCE SOUTH 54"-00"-00" LAST, A DISTANCE OF 550.61 FEET TO THE 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 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 CURVE BEING SOUTH 67-00"-00" EAST; RUN THENCE SOUTH 80"-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" EAST, ALONG THE WESTERLY LIN 1911.51 FEET TO THE POINT OF BEGRINNING.

THE LAND THUS DESCRIBED CONTAINS 199,03 ACRES, WORE OR LESS, AND IS SUBJECT TO ANY EASEMONTS OF RECORD THAT LE WITHIN,

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

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ALL THAT CERTARY TRACT OF PARCE, OF LAND BEING A (30-FOOT WOE EASEMENT FOR INGRESS AND EGRESS LYNG OVER & PORTION OF SECTIONS 29 AND 30, TOWNSHIP 2 A SAUD EASEMENT LYNNG 75.00 FEET (AS MEASURED AT RIGHT ANGLES) EACH SIDE OF THE FOLLOWING DESCRIEGU CENTERLINE; FOR A POINT OF REFERENCE CONVERTOR 47 THE SO LYNG ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF ROBERT A. MARINO AND SOOK MARINO (ACCORDING TO DEED RECORDED IN BOOK \$33, PAGE 203 OF THE OFTH. SOUTH 89"-38"-10" WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1513.44 FEET TO THE SOUTHWEST CORMER THEREOF, SAUD FOSHT ALSO LYNK FORMERLY OF LOUISE WILLIAMS (ACCORDING TO DEED RECORDED IN BOOK 548, FAGE 805 OF THE OFTICIAL RECORDS OF SAID COUNTY); CONTINUE THENCE SOUTH 89"-38"-10" N MENTIONED LANDS, A DISTANCE OF 3771.54 FEET TO THE SOUTHWESTERLY CORMER OF SAID SECTION 30; RUN THENCE HORTH OF -14"-16" WEST, ALONG THE WEST, ALONG THE SOUTHWESTERLY CORMER OF SAID SECTION 30; RUN THENCE HORTH OF -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 WICE EASEMA HERCAFTER AND THE POINT OF BEGINNING.

FROM THE POINT OF BECANNING THE'S DESCRIBED FROM IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAD CURVE BEING CONCAVE TO THE HORTHEAST AND HAVE DISTANCE OF 538 45 FEET TO THE POINT OF TANGENCY OF SAD 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, SAD CURVE BEING CONCAVE TO THE MORTHEAST AND HAVING A RADRIS (FEET TO THE POINT OF TANGENCY OF SAD CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67-00' EAST; RUN THENCE SOUTH 80'-00'-00' EAST, A CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAD CURVE BEING CONCAVE TO THE SOUTHMEST AND HAVING A RADRIS (FEET TO THE POINT OF TANGENCY OF SAD CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING CONCAVE TO THE SOUTHMEST AND HAVING A RADRIS OF JIBB.34 FI POINT OF TANGENCY OF SAD 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, SAD CURVE BEING CONCAVE TO THE SOUTHMEST AND HAVING A RADRIS OF JIBB.34 FI POINT OF TANGENCY OF SAD CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 69'-51'-30' EAST; RUN THENCE SOUTH 80'-43'-00" EAST, A DISTANCE OF THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAD CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADRUS OF JIBB.34 FI POINT OF SAD CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 75'-11'-30' EAST; RUN THENCE SOUTH 80'-43'-00" EAST, A DISTANCE OF THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAD CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADRUS OF TI25.00 FEET, A CHORD DIST TANGENCY OF SAD CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 75'-30'-18' EAST; RUN THENCE SOUTH A2'-23' EAST, A DISTANCE OF 371.50 F TANGENCY OF SAD CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 72'-17'-11' EAST, A DISTANCE OF 391.07 FEET TO A POINT ON THE W

- THE LAND THAS DESCRIBED CONTAINS 29.66 ACRES, WORE OR LESS, AND IS SUBJECT TO ANY LASEMENTS OF RECORD THAT WE WITHIN .

INSTR # 200342603 OR BK 01190 PG 1163

APPENDIX B

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ACKNOWLEDGMENTS

Return: BOCC Joyle/Connie

Rei 33.00

INSTR # 200342046 OR BK 01189 PGS 0921-0927 RECORDED 11/18/2003 04:27:35 PM

CERTIFICATE OF ACKNOWLEDGMENTLEY JR AMELIA CONCOURSE ASSESSMENT ACIRCUIT COURT MHSSAU COUNTY, FLORIDA RECORDING FEES 33.00

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.

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 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 Δ^{++} day of September, 2003.

ATTEST: Ass? Secretary (SEAL)

RAYLAND, LLC, a Delaware Limited Liability Company

By its manager, Rayonier Timberlands
Management, Inc
By: W. D. Crinkim
Its: Vice President

INSTR # 200342603 OR BK 01190 PG 1165

STATE OF <u>Honder</u> COUNTY OF <u>Nassau</u>

The foregoing instrument was acknowledged before me by <u>N.D. Encksen</u>, <u>Vice Arsident</u> and <u>Tracy k. Arthur</u>, Asst. Secu., respectively, of Rayland, LLC. They are <u>personally known to me or have produced</u>, as identification, and did (did not) take an oath.

- 22

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

X Conerdel

Notary Public State of *Hondor*

My commission expires _____



INSTR # 200342046 OR BK 01189 PG 0924

EXHIBIT A

- <u>(</u>2)

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 / A LA (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 / AIA 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 17º-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 FOINT 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

INSTR # 200342603 OR BK 01190 PG 1168

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 MENITONED 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 139-24-23* 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 81º-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 / AIA: 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 & 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 17º-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 EASMENETS OF RECORD THAT LIE WITHIN.

Return: BOCC Joyne/Connil

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

CERTIFICATE OF ACKNOWLEDGMENTEY JR CLERK OF CIRCUIT COURT AMELIA CONCOURSE ASSESSMENTGAREONTY, 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.

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. (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 $\frac{10^{42}}{10^{42}}$ day of September, 2003.

ATTEST: AsstSecretary (SEAL)

RAYLAND, LLC, a Delaware Limited Liability Company

By its manager, Rayonier Timberlands Management, Inc

By: Its:

INSTR # 200342603 DR BK 01190 PG 1172

INSTR # 200342047 OR BK 01189 PG 0930

STATE OF Honcia COUNTY OF Nassay

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

1.20

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

anconerdell

Notary Public State of <u>Honda</u>

My commission expires



INSTR # 200342047 OR BK 01189 PG 0931

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 HORTH, RANGE 28 EAST, NASSAU COUNTY, FLUKIUA BEING INCRE PARTICULARLY DESCRIBED AS F AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA SAD FORT LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORM (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFTICIAL RECORDS OF SAD 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 HOW OR FORMERLY OF LOUISE WILLIAMS (AL 805 OF THE OFFICIAL RECORDS OF SAD COUNTY).

FROM THE POINT OF BEGRINNING THUS DESCRIBED CONTINUE SOUTH 89"-38"-10" WEST ALONG THE NORTHETALY LINE OF LAST MENTIONED LANDS. A DISTANCE OF 3771.54 FEET TO TH RUN THENCE NORTH OT -14"-16" WEST, ALONG THE WESTERLY SECTION LINE OF SAID SECTION 30, A DISTANCE OF 3420.44 FEET TO A POINT ON A HON-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 AFORDMENTIONED CHORD BEING SOUTH 38"-50"-48" EAST; RUN THENCE SOUTH 54"-00"-00" LAST, A DISTANCE OF 550.61 FEET TO THE POINT OF CURVATURE; RUN THENCE SOUTH 54"-00"-00" LAST, A DISTANCE OF 550.61 FEET TO THE 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 SAD CURVE BEING SOUTH 67-00"-00" EAST; RUN THENCE SOUTH 60"-00" EAST, A DISTANCE OF 2049.03 FEET TO A POINT ON THE POINT OF TANGENCY OF SAD CURV BEING SOUTH 67-00"-00" EAST; RUN THENCE SOUTH 80"-00" EAST, A DISTANCE OF 2049.03 FEET TO A POINT ON THE MESTERLY LINE OF THE AFOREMENTIONED LANDS NOW MARINO (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE 803 OF THE OFFICIAL RECORDS OF SAD COUNTY); RUN THENCE SOUTH 05"-00" -00" EAST, ALONG THE WESTERLY LIN 1911.51 FEET TO THE POINT OF BEGRINNING.

THE LAND THUS DESCRIBED CONTAINS 199,83 ACRES, WORE 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 CONDUCTIVE 41 THE SO LYING ON THE SCITHERLY LINE OF LANDS NOW OR FORMERLY OF ROBERT A. MARINO AND SOCK MARINO (ACCORDING TO DEED RECORDED IN BOOK 433, PACE 203 OF THE OFTA 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 FORMERLY OF LOUF RECORDED IN BOOK 43, PACE 203 OF THE OFTA FORMERLY OF LOUESE WELLIAMS (ACCORDING TO DEED RECORDED IN BOOK 548, PAGE 805 OF THE OFTACAL RECORDS OF SAID COUNTY); CONTINUE THENCE SOUTH 83'-38'-10" M MENTIONED LANDS, A DISTANCE OF 3771.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID SECTION 30; RUM THENCE HORTH OT 1-14'-16" MEST, 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 ISO-FOOT MICE LASEME HEREAFTER AND THE POINT OF BEGINMING.

FROM THE PORT OF BECHNING THE'S DESCREED RUN IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE HORTHEAST AND HAV DISTANCE OF 538.45 FEET TO THE POINT OF TANCENCY 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 RADKIS (FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67-00" EAST; RUN THENCE SOUTH 87-00'-00" EAST; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADKIS (FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67-00" EAST; RUN THENCE SOUTH 87-00" EAST; A CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHIEST AND HAVING A RADKIS OF THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67-00" EAST; RUN THENCE SOUTH 59'-43'-00" EAST, A CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHIEST AND HAVING A RADKIS OF THE BEARING 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, SAID CONCAVE TO THE NORTHEAST AND HAVING A RADKIS OF T125.00 FEET, A CHORD DOS TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 75'-30'-15' THE NORTHEAST AND HAVING A RADKIS OF T125.00 FEET, A CHORD DOS TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 75'-30'-15' THE NORTHEAST AND HAVING A RADKIS OF T125.00 FEET, A DISTANCE OF 371.55 FI SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADKIS OF T125.00 FEET, A CHORD DOS TAN

t the land thas described contains 29.66 agres, wore or less, and is subject to any easily the record that he within . The characteristic and a marked a state of the state of the

OR BK 01190 PG 1175 INSTR # 200342603 INSTR # 200342047 OR BK 01189 PG 0932

Retrun: BUCC. Joyce/Connic

INSTR # 200342048 OR BK 01189 PGS 0933-0937 RECORDED 11/18/2003 04:27:35 PM

CERTIFICATE OF ACKNOWLEDGMENTEY JR CLERK OF CIRCUIT COURT AMELIA CONCOURSE ASSESSMENTABEEA 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.

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 1,220.60 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.

(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.

(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^{12} day of September, 2003.

ATTEST: Assi Secretary (SEAL)

RAYLAND, LLC, a Delaware Limited Liability Company,

By its manager, Rayonier Timberlands Management, Inc

Bv:

Its: Vice-Hesident

INSTR # 200342048 OR BK Ø1189 PG Ø935

STATE OF Honda COUNTY OF Nossay

The foregoing instrument was acknowledged before me by W.D. Ercken, <u>Vice President</u> and <u>Tracy K Arthur</u>, <u>Ast. Secy.</u>, respectively, of Rayland, LLC. They are <u>personally known to me</u> or have produced ______, as identification, and did (did not) take an oath.

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

<u>On Conerdell</u> Notary Public

State of Honda

My commission expires



INSTR # 200342603 OR BK 01190 PG 1178

INSTR # 200342048 OR BK 01189 PG 0936

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EXHIBIT A

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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.

Petrin: BOCC Joyce/Concil

INSTR # 200342049 OR BK 01189 PGS 0938-0943 RECORDED 11/18/2003 04:27:35 PM J. M. OXLEY JR

CERTIFICATE OF ACKNOWLEDGMENT AMELIA CONCOURSE ASSESSMENT RECORDING FEES 28.50

LOFTON POINTE, 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 145.92, which are derived directly from 16,000 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 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 1/2 day of September, 2003.

B

LOFTON POINTE INC., a Florida Corporation

mi

ATTEST:

Tillion J. Mook Jr Secretary (SEAL)

INSTR # 200342603 DR BK 01190 PG 1182

INSTR # 200342049 OR BK 01189 PG 0940

STATE OF FL COUNTY OF Nassau

The foregoing instrument was acknowledged before me by <u>Harry R. Trevett</u> and <u>William J. Mock</u>, 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 15th day of September, A.D., 2003

<u>CAROL A. Chauncely</u> Notary Public Carol A. Chauncey State of <u>FLorida</u>

My commission expires $July 19,200(\varphi$



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

INSTR # 200342049 OR BK 01189 PG 0941

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EXHIBIT A

1.11

LEGAL DESCRIPTION FOR BENEFITTED PROPERTY

INSTR # 200342049 OR BK 01189 PG 0942

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

INSTR # 200342049 DR BK 01189 PG 0943

EXHIBIT C

6233



Roturn' BOCC Joyce/Connie

Ree 26.50

INSTR # 200342050 OR BK 01189 PGS 0944-0949 RECORDED 11/18/2003 04:27:35 PM J. M. OXLEY JR

CERTIFICATE OF ACKNOWLEDGMENT CIRCUIT COURT AMELIA CONCOURSE ASSESSMENT SECONTY, FLORIDA RECORDING FEES 28.50

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. (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 2th day of September, 2003.

COPPENBARGER HOMES, INC., a *United the Florida Corporation*

ATTEST:

teplers Secretary (SEAL)

STATE OF <u>FLORIDA</u> COUNTY OF <u>DUVA</u>L

The foregoing instrument was acknowledged before me by <u>KONNED</u>, COPPENBARGENAN<u>LONS</u> 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 He day of SEDTER BERA.D., 2003

MY COMMISSION # DD 078613 MY COMMISSION # DD 078613 OF TO EXPIRES: March 18, 2006 1900 S-NOTARY FL Notery Service & Bonding, Inc.

Notary Public State of FLORID

My commission expires

INSTR # 200342050 DR BK 01189 PG 0947

. <u>Se</u>r

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EXHIBIT A

-99

199

LEGAL DESCRIPTION FOR BENEFITTED PROPERTY

INSTR # 200342050 OR BK 01189 PG 0948

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

3

INSTR # 200342050 OR BK 01189 PG 0949

EXHIBIT D



INSTR # 200342603 DR BK 01190 PG 1192

D-1

INSTR # 200342051 OR BK 01189 PGS 0950-0955 RECORDED 11/18/2003 04:27:35 PM

CERTIFICATE OF ACKNOWLEDGMENT OF CIRCUIT COURT AMELIA CONCOURSE ASSESSMENT AREA RECORDING FEES 28.50

AMELIA CONCOURSE DEVELOPMENT, 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.

Return: BOCC Joyce/Counce

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 106.00, 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.

(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 $1 \leq day$ of September, 2003.

A M E L I A C O N C O U R S E DEVELOPMENT, LLC, a Florida Limited Liability Company

By:

ATTEST:

-Secretary (SEAL)

4STR # 200342603 R BK 01190 PG 1194
INSTR # 200342051 OR BK Ø1189 PG 0952

STATE OF Florida COUNTY OF Nassau

- 990

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 15th day of September, A.D., 2003

<u>Caul Chauncey</u> 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

INSTR # 200342051 OR BK 01189 PG 0953

22

EXHIBIT A

LEGAL DESCRIPTION FOR BENEFITTED PROPERTY

INSTR # 200342051 OR BK 01189 PG 0954

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

INSTR # 200342051 OR BK 01189 PG 0955

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 415.15 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 345 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 KATTE 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 OU-20'-20" EAST ALONG SAID SECTION 32. A DISTANCE OF 622.11 FEET TO THE POINT OF BEGINNING.

F-1

INSTR # 200342603 OR BK 01190 PG 1198

INSTR # 200342052 OR BK 01189 PGS 0956-0960 RECORDED 11/18/2003 04:27:35 PM J. M. OXLEY JR

CERTIFICATE OF ACKNOWLEDGMENT OF CIRCUIT COURT AMELIA CONCOURSE ASSESSMEN ASSESSMENT, FLORIDA RECORDING FEES 24.00

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.

Potun: BOCC

Lee NY. W

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.

(6) Imposition of the Assessments does not affect any existing rights to develop the Bcnefitted 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 30⁴⁶ day of September, 2003.

Robert A. Marino

Sook Marino

Follow

handa Miranda

STATE OF <u>FLORIDA</u> COUNTY OF <u>NASSAU</u>

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

WITNESS my hand and official seal, this 30 day of September, A.D., 2003

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

Acula V. Actors Notary Public PAULA V. PETERS Notary Public State of FLORIDA

My commission expires DEC _ 14, 2006

INSTR # 200342052 OR BK 01189 PG 0959

EXHIBIT A

LEGAL DESCRIPTION FOR BENEFITTED PROPERTY

INSTR # 200342052 OR BK 01189 PG 0960

LEGAL DESCRIPTION OF SUBJECT PROPERTY

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ALL THAT CERTAIN TRACT OR PARCEL OF LANL' BLING 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" MEST, ALONG THE SOUTHERLY. UNE 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 395.50 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 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 SCO.CC FEET TC 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 MITHIN

Roturn: BDCC Joyre/Connie

Reals

INSTR # 200342053 OR 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 28.50

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) 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

ATTEST:

Secretary (SEAL)

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

2

STATE OF House COUNTY OF DIMON

The foregoing instrument was acknowledged before me by <u>mtchuul.</u>, <u>Mathemen</u> and <u>men</u>, respectively, of Amelia National Enterprise, fLC. They are personally known to me or have produced <u>mathematication</u>, as identification, and did (did not) take an oath.

WITNESS my hand and official seal, this 23 day of Uctober, A.D., 2003

<u>Notary Public</u> State of Horion

My commission expires 2/11/06

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

INSTR # 200342053 OR BK 01189 PG 0964

EXHIBIT A

LEGAL DESCRIPTION FOR BENEFITTED PROPERTY

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OF PARCEL OF LAND EEDIT & PORTION OF GOVERNMENT LOT 1. SECTION 27, TOURISHIP 2 MURI-RANGE 28 ESST. AND A PORTION OF SECTIONS 26, 27, 25 AND JO. TOWNSHIP & YORTH, RANGE 28 ESST, AND A PORTION OF SECTIONS 26, 27, 25 AND JO. TOWNSHIP & YORTH, RANGE 28 ESST, HASSAU (OUNAT), PLOPER AND SEVIE WORE PARADOLARLY DESCRIBED AS TOLIONS: THE A PORT OF SECTIMING COMMING AT THE MAY HANGS WALT CORRER OF GOVERNMENT LOT & SAUD SECTION 27 AND RUN SOUTH OF -05-05-15 EAST, ALONG THE WESTERLY LAF OF SAD COVERNMENT LOT 4. A DISTANCE OF 1319.40, FEET TO THE SOUTHINEST CORNER THEREOF; AUN THENCE SOUTH DO-05-35 EAST, ALONG THE WESTERLY. LINE OF SAID SOMETIMENT LOLD AND GOVERNMENT LOLD SAID SECTION 29. 4 DISTANCE OF ISOLDO FEET TO A POWIT RULL THENCE ADRITH OF -00-00 WEST, DEPARTING FROM LAST MENTICHED WESTERLY INE A DISTANCE OF 793.01 FEET TO A POINT; RUN THENEE NEATH ST-CO-CO" HIST. > DISTANCE OF 1800.32 FEET TO A POMIT RUN THENCE NORTH 84"-CO'-CO' NEST A DISTANCE OF 202 TO FEET TO A POINT AUN THENCE SOUTH 00"-00"-00" EAST A DISTANCE OF 350.00 FEET TO A POINT; RUN THENCE NORTH BY-00-00" NEST. A DISTANCE OF 1050 00 FEET TO A POWNT BUN THENCE SOUTH 00-00-00" EAST, A DISTANCE OF 164243 FLET TO A POWNT. RUN THENCE NORTH 80-00-00" WEST, A DISTANCE OF 2512.28 FEET TO A POINT OF CURVATURE: FUH IN A NORTHHESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAD CURVE BENKS CONCAVE HORTHEASTERLY AND HAVING A RADIUS OF 1909.85 FEET, A CHORD DISTANCE OF BS9.25 FEET TO THE POINT OF TANGENET OF SAID CURVE. THE BEARING OF THE AFOREMENTIONED OURVE SEING NORTH 57-00-00" WEST, RUN THETHE NORTH 34-207-00" WEST, A DISTANCE OF SSALGI FEET TO A FOINT OF CLAVATURE: RUN THEMET IN A HEST, RUN THENE NORTH 34-207-00" WEST, A DISTANCE OF SSALGI FEET TO A FOINT OF CLAVATURE: RUN THEMET IN A HORTHMESTERY DIRECTION ALONG THE ARC OF A CUPYL SATE CLEVE ELING CONTACT MORTHESTERITY AND HAVING A RADIUS OF SSALGI FTET, A CHORD DISTANCE OF BJ7.21 FELT TO, THE POINT OF TANGENCY OF SATE CUPYL THE BEARING OF THE AFOREMENTIONED CURVE BEANG NORTH 28-00-GO" WEST RUN THENEE NORTH 02-00-CO" WEST, A DISTANCE OF 1881.51 FEET TO A POINT OF CURVATURE RUN THENET IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE SAID CURVE BEING CONCAVE HESTERLY AND HANNE & RADIUS OF ST29.56 FET, & CHORD DISTANCE OF 143.00 FEET TO THE POINT OF TANGENCY OF SAND CUEVE. THE SEARING OF THE AFORELICENTIONED CHORD ECOND NORTH DZ-43'-30" WEST: RUN THENCE NORTH DI-27-00" WEST, A DISTANCE OF 405.98 FEET 10: A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 25-FOOT WOE UNITY EASEMENT DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN SOOK 164, PAGE 560; RUN THENCE THE FOLLOWING FOUR (4) COURSES ALONG LAST MENTIONED NORTHERLY EASEMENT LINE. COURSE NO. 1 - NORTH 37-42-46 EAST, & DISTANCE OF 1428.82 FTEL TO AN ANGLE FORMT. COURSE NO. 2 - NORTH 88-40-24" EAST, & DISTANCE OF EZO, 40 FEET TO A SECOND ANGLE POINT; COURSE NO. 3 - NORTH BE-09-54" EAST. A DISTANCE OF 1419.15 FETT TO A THARD ANGLE POINT, COURSE NO. 4 - HOR TH 39:-55"-04" EAST, A DISTANCE OF 359.06 FETT TO A POINT, RUM THENCE NORTH 53'-DO'-DO' EAST, DEPARTING FROM SAID NORTHERLY EASEMENT. (INE. A DISTANCE OF BILDY FEET TO A POINT: RUN THENCE NORTH JT-00-00' EAST, & DISTANCE OF 354:32 FEET TO & POINT: RUN THENCE NORTH-00-00-00-00 HEST, A DISTANCE OF ZIJEZ FEET TO & POWIT, RUN THENCE SOUTH 37-00"-OO" EAST. A DISTANCE OF JIJES FEET TO A POINT ON THE WESTERLY LIKE OF NASSAU LAKES SUBDIVISION PHASE 1-9 (ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5. PARTS 72 AND 73 OF THE PLUBUE RECORDS OF SAID COUNTY: PUN THENCE THE FOLLOWING THREE (3) COURSES ALONG THE HESTERLY AND SOUTHERLY LONES OF EARD MASSAU LAKES SUBDINSION PHASE I-G: COUPSE NO. 1 - SOUTH 18-08-10 EAST, A DISTANCE OF 497.58 FEET TO AN ANGLE POINT: COURSE NO. 2 - SOUTH 68-10-20" EAST. A DISTANCE OF ESS.25 FEET TO A SECOND ANGLE POWN: DAURSE NO. 3 - MOATH 77-22-09" EAST. A DISTANCE OF 2340.33 TELT TO THE SOUTHWESTERLY CORNER OF TRACT "D" SAD NASSAU LAKES SUBDIVISION PHASE 1-8: RUN THENCE NORTH -83'-JO'-26" FAST, ALONG THE SOUTHERLY THE 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 ACS, PAGE 891. A DISTANCE OF 649.60 FEET TO THE SOUTHERS THEY COAVER OF LAST WENTIONED LANDS ON THE RESTERT : RICH-OF-WAY LINE A DISTANCE OF ST7.73 FEET TO A POINT ON THE NORTHERLY LINE OF SAU DOVERTIERT Y RICHT-OF-WAY LINE, A DISTANCE OF ST7.73 FEET TO A POINT ON THE NORTHERLY LINE OF SAU DOVERTHENT LOT 4, SECTION 27 AT THE NORTHE STERLY CORNER OF LANDS NOW OR FORMERLY OF JACK LOUIS WORTHAN AND CHERT HORTHAN LACCORDING TO DEED RESCRIDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 795, PAGE 1443), RUN THENCE SOUTH 89-19-15 WEST, ALONG THE NORTHERLY LINE OF LAST WENDER LANDS. THE SAME ECHOS THE NORTHERLY LINE OF SAM GOVESNULENT LOT 4. A DESTANCE OF 935.10 FIT! TO THE FOUNT OF BEGINNING.

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THE LAND THUS DESCRIBED CONTAMIS 665.61 ACRES. HORE OF LESS

INSTR # 200342603 DR BK 01190 PG 1208

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MAP SHOWING BOUNDARY SURVEY OF

MELIA NATIONAL BOUNDARY HASE TWO

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

DR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29, DWNSHIP 2 NORTH, RANGE 28 EAST, AND RUN NORTH 89'35'23" EAST, ALONG THE SOUTH LINE 5 SAID SECTION 29, A DISTANCE OF 2.643.15 FEET, TO THE WESTERLY LINE OF GOVERNMENT LOT

SECTION 29: RUN THENCE NORTH 00'05'39" WEST, ALONG THE WESTERLY LINE OF AFORESAID DVERNMENT LOT 4, A DISTANCE OF 947.75 FEET, TO THE POINT OF BEGINNING.

ROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 00'05'39" WEST, ALONG THE ESTERLY LINE OF SAID GOVERNMENT LOT 4, AND THEN ALONG THE WESTERLY LINE OF OVERNMENT LOT 3, SECTION 29, A DISTANCE OF 2,609.08 FEET, TO A POINT; RUN THENCE 'ORTH 86'00'00" WEST, A DISTANCE OF 795.01 FEET, TO A POINT; RUN THENCE NORTH 81'00'00" 'EST, A DISTANCE OF 1,800.32 FEET, TO A POINT; PUN THENCE NORTH 84'00'00" WEST, A 'ISTANCE 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 '50.00 FEET, TO A POINT; RUN THENCE NORTH 84'00'00" WEST, 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 GO'00'OO" EAST, A DISTANCE OF 1,642.43 FEET, TO A POINT ON THE 'ROPOSED NORTHERLY RIGHT OF WAY LINE OF A PROPOSED 150 FOOT RIGHT OF WAY, AS SHOWN 'N SKETCH BY PRIVETT AND ASSOCIATES, DATED DECEMBER 17, 1999, DRAWING NO. '-3-309(B)-12-96; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PROPOSED 150 'OOT 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 HAMING A RADIUS OF 1,273,34 FEET. THROUGH A CENTRAL ANGLE OF 2017'00" 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'DO 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 BB'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 EEARING 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.



CE OF HEARING TO IMPOSE AND COLLECTION OF SPECIAL ASSESSMENTS IELIA CONCOURSE ASSESSMENT AREA

VEN that the Nassau County Board of County Commissioners will sider creation of the Amelia Concourse Assessment Area, as shown cial assessments for the construction and maintenance of road l be held at 7:00 PM, or as soon thereafter as the matter can be a the Commission Chambers, Yulee County Building, 1336 Pages 97, for the purpose of receiving public comment on the proposed s. All affected property owners have a right to appear at the hears with the County Commission prior to the public hearing. If a perion made by the board, agency or commission with respect to any ng or hearing, he/she will need a record of the proceedings and that ensure that a verbatim record of the proceedings is made, which d testimony upon which the appeal is to be based.

lities requiring an accommodation in order to participate in the prot the office of the Ex-Officio Clerk at (904) 321-5703 or Florida 770(v) or 1-800-955-8771(TDD) at least seventy two hours in nodation.

be collected on the ad valorem tax bill, as authorized by Section lure to pay the assessments will cause a tax certificate to be issued result in a loss of title. The County Commission intends to collect stallments, the first of which will be included on the ad valorem tax 2004.

ions, please contact the Nassau County Clerk of Courts Office at

BOARD OF COUNTY COMMISSIONERS NASSAU COUNTY, FLORIDA

JR. /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 4th day of September A.D. 2003.

Angeline B. Mudd, Notary Public



01:52pm P. 002

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.

The construction and maintenance of the Road Improvements by the County (2)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.

Due to the nature of the Benefitted Property, it is fair and reasonable to (3) 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.

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

The terms and conditions of the Assessments described in the Assessment (5) 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 DR BK 01190 # 200342603 1210

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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 DECORDING FEES 28.50

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11/97/2003

PAGE MONTGOMERY LAND CO: 11497/93 # 02003420309 904 321 0816 OR BK 01189 PG 0968

INSTR # 200342054 OR BK 01189 PG 0

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maintenance of the Road Improvements.

Imposition of the Assessments does not affect any existing rights to develop . (6) 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 BENEFITIED 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.

2

SEDA CONSTRUCTION COMPANY, a Florida Corporation By

ATTEST:

DR BK # 200342603 01190 PG 1; 1211





11/07/2003	15:20 904-821-7178 JASINSKY & ASSUL	MO 904 321 08 18	NTGOMERY LAND CO: 11/07/09	01:52pm P. (PAGE ØØ4	04/07
	STATE OF <u>FUNICIA</u> COUNTY OF <u>DUWAL</u> The foregoing instrum and Company. They are person identification, and did (did no Notary Public - State of My Commission & DD2	ally known) to me t) take an oath. g official seal, thi of Fionda	, respectively, o	of Seda Constru	_, as	INSTR # 200342054 OR BK 01189 PG 0969

My commission expires $-\frac{\omega}{12/07}$

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PAGE 04/07

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INSTR # 200342603 DR BK 01190 PG 1212

01:S2pm

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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

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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 PROORDING FEES 28.50 INSTR # 200342603 OR BK 01190 PG 1210

MONTGOMERY LAND CO: PAGE 6 s 11/14/93/14/93 # 02/15/02/94/27/05/2019 DR BK 0/1189 PG 0/968

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.

2

SEDA CONSTRUCTION COMPANY, a Florida Corporațion By

ATTEST: E/AL)

INSTR # 200342603 OR BK 01190 PG 1211

INSTR # 200342054 OR BK 01189 PG 0968 122

INSTR # 200342054 DR BK 01189 PG 0969

> INSTR # 200342603 DR BK 01190 PG 1212

The foregoing instrument was acknowledged before me by ______, and ______, respectively, of Seda Construction

and _____, respectively, of Seda Construction Company. They are personally known to me or have produced ______, as identification, and did (did not) take an oath.

Notary Public - State of Fiorida MyCommission # 00222481 State of FULL/CLA

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My commission expires $\frac{(\ell)(2/07)}{2}$



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INSTR # 200342603 OR BK 01190 PG 1214

MONTGOMERY LAND CO: 904 321 0515 11/07/03 01:52pm

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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:

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(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

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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

Bv

ATTEST:

Secretary (SEAL) INSTR DR BK

200342054 01189 PG 0968 фе,

STATE OF FUNC

The foregoing instrument was acknowledged before me by _ , respectively, of Seda Construction and 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 [] day of NOV CMOCA.D., 2003 Casey Misco Notary Public State of Florida Notary Public - State of Florida My Commission Braises Jan 12, 2007 Commission # DD222481

My commission expires (2/07)

3



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

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AFFIDAVIT OF MAILING

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.

At Atheme Affiant

<u>.</u>

STATE OF FLORIDA COUNTY OF LEON

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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.

1997

WITNESS, my hand and official seal this May of September A.D., 2003.

Jammara F. Bearer Signature of person taking

acknowledgment

Name of acknowledger (printed) lammara 1 Bean

My commission expires: 12-20-2006



INSTR # 200342603 OR BK 01190 PG 1219

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APPENDIX D

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PROOF OF PUBLICATION

INSTR # 200342603 OR BK 01190 PG 1220

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APPENDIX E

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ASSESSMENT ROLLS

INSTR # 200342603 OR BK 01190 PG 1221

Appendix E

Nassau Amelia Concourse Assessment Area and Capital Assessment Roll

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	Cupitai 1 (55055mont 1 (6))			Max Annual	
Parcel	ERUs	Initial Prepayment	Adjusted Prepayment	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	
Appendix E

Nassau Amelia Concourse Assessment Area and Maintenance Assessment Roll

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		Max Annual Maintenance	
Parcel	ERUs	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 OF PARCEL OF LAND BEING A POPTION OF GOVERNMENT LOT 1 SECTION 27. TOWNSHIP 2 NORTH RANGE 28 ESST. AND & PORTION OF SECTIONS 25. 27. 29 AND 30. TOWNSHIP = HORTH. RANGE 28 EAST, NASSAU COUNTY. PUTTLE AND STURE MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR & PORT OF SECTIMINAL LINUMENCE AT THE MUMINEWESTIALY CORRER OF GOVERNMENT LOT & SAID SECTION IF AND PUN SOUTH UT-US-IS EAST, ALONG THE WESTERLY INF OF SAM GOVERNMENT LOT 4. A DISTANCE OF 1319.90. FEET TO THE SOUTHINEST CORNER THEREOF; RUN THENCE SOUTH DO-DS-J9 EAST. ALONG THE WESTERLY LINE OF SAID SOMEDMENT LOT I AND GUVENMENT LOT 2. SAID SECTION 29. A DISTANCE OF ISOL DO FEET TO A POINT RUN THENCE NOTIFY BE - 30 - 00" WEST, DEPARTING FROM LAST MENTIONED WESTERLY LINE & DISTANCE OF 793.01 FEET TO & POINT: RUN THENCE NORTH ST-00-00" WEST, > DISTANCE OF 1800.32 FEET TO A POINT RUN THENCE NORTH 84"-CO"-CO" WEST A DISTANCE OF 202.70 FEET IC & POINT: RUN THENCE SOUTH 00"-OC"-DO" EAST. A DISTANCE OF 350:00 FEET TO A POINT; RUN THENCE NORTH BI-OO-DO WEST. A DISTANCE OF 1050 00 FEET TO A POINT RUN THENCE SOUTH 00-00-00" EAST. & DISTANCE OF 164243 FEET TO & POINT: RUN THENCE NORTH 80-00-00" FIGT. ADISTANCE OF 2532.28 FLET TO 4 POINT OF CURVATURE: RUN IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAD CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1909. ES FEET, A CHORD DISTANCE OF BS2.23 FFET ID THE POINT OF TANGENET OF SAID CURVE. THE BEARING OF THE AFORENENTIONED CURVE BEING NORTH 57-00'-00' WEST: RUN THENCE NORTH 34-20-00" WEST. A DISTANCE OF SSO. 61 FEET TO A POINT OF CURVATURE. RUN THENCE IN A MEST, NUN, MENUL NOAMI ST-20-00 MEAL FULLIANCE OF SOLUTION FOR TO A FUNN OF LOAVAIDAE AND HEARE IN A MORTHWESTERLY DIRECTION ALONG THE ARE OF A CUPVE, SAID CUEVE EEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF ESA.93 FEET, A CHORD DISTANCE OF 837.23 FEET M. THE POINT OF TANGENCY OF SAID CUPVE, THE BEARING OF THE AFOREMENTIONED CURVE BEING NORTH 28-00-GO" 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 HAMING & RADIUS OF 5729.36 FEET, A CHORD DISTANCE OF 145.00 FEET TO THE POINT OF TANGENCY OF SAD CURVE. THE SEARING OF THE AFOREMENTIONED CHOED BEING NORTH DZ-13-30" WEST: RUN THENCE NORTH DI-27-00" WEST, A DISTANCE OF 405.98 FTST TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN 25-FOOT WOE ITALITY EASCHENT DESCRIBED IN DEED RECORDED IN THE OPPICIAL RECORDS OF SAID COUNTY IN BOOK 164, PAGE 560; RUN THENCE THE FOLLOWING FOUR (4) COURSES 4LONG LAST MENTIONED NORTHERLY EASEMENT LINE COURSE NO. 1 - NORTH 37-42-44 ERST & DISTANCE OF 1428.82 FEEL TO AN ANCLE POINT: COURSE NO. 2 - NORTH 88-40-24 ERST. A DISTANCE OF E20.40 FEET TO A SECOND ANGLE POINT: COURSE HO. 3 - NORTH BE-09-54" EAST. A DISTANCE OF 1419.15 FEET TO A THARD ANGLE POINT; COURSE NO. 4 - HORTH 39:-55-04" EAST. A DISTANCE OF 353.06 FEET TO A POINT; RUN THENCE NORTH 33-00"-00" EAST, DEPARTHE FROM SHE NORTHERLY EASEMENT UNE A DISTANCE OF BILDA FEET TO A POINT: RUN THENCE NORTH 37-00-00 ELST, & DISTANCE OF 35432 FEET TO A POINT; RUN THENCE NORTH-00-00-00 HEST, A DISTANCE OF 273.62 FEET TO A POINT: RUN THENCE SOUTH 37-00'-OD' EAST. A DISTANCE OF 33.63 FEET TO A POINT ON THE WESTERLY LINE OF NASSAU LAKES SUBDIMSION PHASE 1-9 (ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 5. PACES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY'S PUH THENCE THE FOLLOWING THREE (3) COURSES ALONG THE MESTERLY AND SOUTHERLY LINES OF EAG NASSAU LAKES SUBDIVISION PHASE 1-E: COUPSE NO. 1 - SOUTH 15-08'- 10" FAST, A DISTANCE OF 497.58 FEET TO AN ANGLE POINT: COURSE NO. 2 - SOUTH 68-10-20" EAST, A DISTANCE OF ES5.25 FEET TO & SECOND ANGLE POWI: COURSE NO. 3 - NOATH 77-22-09" EAST. A DISTANCE OF 2340.30 FEIL TO THE SOUTHWESTERLY CORNER OF TRACT "D". SAD NASSAU LAKES SUBDIVISION PHASE 1-B: RUN THENCE HORTH -89-30-26 CAST, ALONG THE SOUTHERLY LINE OF SAID TRACT 'O' AND ALONG THE SOUTHERLY LINE OF LANDS NOW OR FORMETELY OF RAD PROPERTIES MIC (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAD COUNTY IN BOOK ACS. FACE BY. A EVISTANCE OF 649.60 FEET IQ. THE SOUTHEASTERLY CORNER OF LAST MENTIONED LANDS ON THE WESTERL: PICHT-OF-WAY LINE OF SAID STATE ROAD NO. 107-BUN DENCE SOUTH 98-33-06-EAST, ALONG SAID WESTERLY RICHT-OF-WAY LINE, A DISTANCE OF S77.73 FEET TO A POINT ON THE NORTHERLY LINE OF SAID GOVERNMENT LOT 4, SECTION 27 AT THE NORTHEASTERLY CORNER OF LANDS HOW OR FORWERLY OF JACK LOUIS WORTHAN AND CHERTL WORTHAN (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 796, PAGE 1442), RUN THENCE SOUTH RS-39-15 WEST, ALONG THE NORTHERLY LING OF LAST KENTIONED LANUS, THE SAME GLING THE NORTHERLY LINE OF SMO GOVERNMENT LOT 4. A DISTANCE OF 935.10 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 665.01 ADRES . HORE OF LESS.

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MAP SHOWING BOUNDARY SURVEY OF

MELIA NATIONAL BOUNDARY HASE TWO

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

2.4

DR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29,
DWNSHIP 2 NORTH. RANGE 28 EAST. AND RUN NORTH 89'35'23" EAST, ALONG THE SOUTH LINE
SAID SECTION 29, A DISTANCE OF 2.643.15 FEET, TO THE WESTERLY LINE OF GOVERNMENT LOT SECTION 29; RUN THENCE NORTH 00'05'39" WEST, ALONG THE WESTERLY LINE OF AFORESAID
DVERNMENT LOT 4, A DISTANCE OF 947.75 FEET, TO THE POINT OF BEGINNING.

ROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 00'05'39" WEST. ALONG THE ESTERLY LINE OF SAID GOVERNI, IENT LOT 4, AND THEN ALONG THE WESTERLY LINE OF OVERNMENT LOT 3, SECTION 29, A DISTANCE OF 2,609.08 FEET, TO A POINT; RUN THENCE 'ORTH 86'00'00" WEST. A DISTATICE OF 795.01 FEET. TO A POINT; RUN THENCE NORTH 81'00'00" 'EST, A DISTANCE OF 1,800.32 FEET, TO A POINT; PUN THENCE NORTH 84'00'00" WEST, A 'ISTANCE 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 '50.00 FEET, TO A POINT; RUN THENCE NORTH 84'00'00" WEST, A DISTANCE OF 1,050.00 FEET, TO ' POINT; RUN THENCE SOUTH GO'00'00" EAST, A DISTANCE OF 1,642.43 FEET, TO A POINT ON THE 'ROPOSED NORTHERLY RIGHT OF WAY LINE OF A PROPOSED 150 FOOT RIGHT OF WAY, AS SHOWN 'N SKETCH BY PRIVETT AND ASSOCIATES, DATED DECEMBER 17, 1999, DRAWING No. '-3-309(B)-12-96; RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PROPOSED 150 'OOT 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 2017'00" 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 SUBTEMDED BY A CHORD EEARING AND DISTANCE OF SOUTH B1'47'24" EAST, 396.25 FEET;

COURSE NO. 6: SOUTH 7277'11" 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

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

EXHIBIT C

PARCEL BI A PORTION OF SECTION 1. TOWNSHIP 2 NORTH, RANGE 27 EAST, MAD PORTION OF SECTION 25. TOWNSHIP 2 NORTH, RANGE 28 EAST, MASSAU COUNTY, FLORIDA TAND BEING MORE PARTICILARLY DESCRIBED AS FOLLDWS. 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 LURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 72:46:59" WEST ALONG THE NORTHERLY LINE OF A RATI AND COMPANY, INC. PARCEL REFERENCE 10 AS 9: N25-2N-28-0000-0002-0090 AND AS PARCEL 28 AS SHOWN ON SURVEY FILE NO. LG 6:56(G) 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 B3 FEET TO THE NORTHERLY LINE OF AND ANTICOMPANY PARCEL REFERENCE TO AS 9: NET ADJOINING RATIANT COMPANY PARCEL REFERED TO AS 9: 25-2N-28-DO00-D002-90 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 580 B3 FEET TO THE NORTHERLY LINE OF TAKENCEL BETTERLY DISTANCE OF SAU PARCEL, A DISTANCE OF 580 BJ FEET TO THE NORTHER, TIME OF 28 ADJOINING BAYLAND COMPANY PARCEL REFERED TO AS PLIN 25-21, 28-DOOD-DOOZ 9280, THENCE NORTH 89 5477 MEST ALDING THE NORTHERLY UNE OF SAID PARCEL A DISTANCE OF 28.02 NEET TO THE NORTHERLY UNE OF SAID PARCEL AND AND ALSO PEND THE CORNER OF PARCEL B AS SHOWN ON MAP. NO. 5-2-1050-3-98 39, PREPARED BY PRIVETT AND ASSOCIATES INC. AND ALSO PEND THE FONT OF BEGINNING: THENCE SOUTH 12:48 30, WEST ALONG THE EASTERLY LINE OF SAID PARCEL B. A DISTANCE OF 372.98 FEET, THENCE NORTH 81:3750, WEST ALONG THE CASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL B. A DISTANCE OF 372.98 FEET, THENCE NORTH 81:3750, WEST ALONG THE CASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL B. A DISTANCE OF 372.98 FEET, THENCE NORTH 81:3750, WEST ALONG THE CASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID PARCEL B. A DISTANCE OF 372.98 FEET, THENCE NORTH 81:3750, WEST ALONG THE CASTERLY PROLONGATION OF THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS NOUME 809, PAGE 1455, SAID PUBLIC RECORDS A DISTANCE OF 1 593.47, TEET TO A POINT LYING ALONG A CURVE GOMCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1562.60 TEET, SAID PORIT ALSO LYING ALONG THE MICRESS AND FORESS EASEMENT XNOWN AS LOTTON BOULEVARD, THENCE NORTHWESTERLY ALONG DIA CASTERLY UNE OF THE PROPOSED LOTTON BOULEVARD, AN ARC DISTANCE OF 353.34* WEST, AND A CHORP DISTANCE OF 195.48 FEET TO A POINT OF REFERSE GURVATURE OF AS CURVE CONCAVE NOR THEASTERLY AND HAVING A RADIUS OF 1437.50 FEET, THENCE NOR THEASTERLY AND HAVING A RADIUS OF TASTANCE OF 255.00 TELL AND SUBTENCE OF 255.67 FEET TO A POINT IN SAID CURVE THENCE NOR THEASTERLY AND HAVING A RADIUS OF TASTANCE OF 256.00 TELL AND SUBTENCE OF 255.67 FEET TO A POINT IN SAID CURVE THENCE NOR THEASTERLY AND HAVING A RADIUS OF TASTANCE OF 256.00 TELL AND SUBTENCE OF 255.67 FEET TO A POINT IN SAID CURVE THENCE NOR THEASTERLY AND HAVING A RADIUS OF TASTANCE OF 256.00 TELL AND SUBTENCY AND CURVES, SOUTH 72.46 557 A DISTANCE OF 131.35 TEET. THENCE SOUTH 89.54 3 160 ACRES MORE OR LESS

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

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EXHIBIT D

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

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REMOVED FROM ASSESSMENT AREA

19 M.

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

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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 & 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 DEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1050,00 FEET, A CHORD DISTANCE OF 345.73 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" 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 345 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 KATTE 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 OU-20-25" EAST ALONG SAID SECTION 32, A DISTANCE OF 622.11 FEET TO THE POINT OF BEGINNING.

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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 WORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 2 HORTH, RANSE 28 EAST, HASSAU COUNTY, FLORIDA AND RUN THENCE NORTH 00-26-42" WEST ALONG THE EASTERLY LINE OF SAID SECTION 26, A DISTANCE OF 1038.05 FEET TO A POINT ON THE CENTERLINE OF A 50 PUOL 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" MEST ALONG LAST MENTIONED CENTERLINE, A DISTANCE OF 1514,87 FEET TO A POINT; RUN THENCE NORTH OT-04-56" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY LINE OF AH BO FOOT WEE UTLITY EASEMENT (ACCORDING TO DEED RECORDED IN BOOK 673, FACE 1452 OF THE OFFICIAL RECORDS OF SAID COUNTY) AND THE MONT OF BECHNERING

FROM THE POINT OF BECANNING THUS DESCREED KUN THENCE THE FOLLOWING FOUR COURSES ALONG THE SOUTHERLY LIKE OF THE LAST WENTIONED BO FOOT WICE UTILITY EASEMENT, THE SAUE BOXING THE HORTHERLY LINE OF LANUS HOW OR FORMERLY OF AMELIA HARIONAL ENTERPRISE. LLC (ACCORDING TO DEED RECORDED IN DEED BOOK 1030, PAGE 1213 OF THE PUBLIC RECORDS OF SALD COUNTY); (1) SOCITI 55-55-04" WEST, A DISTANCE OF 202.68 FET TO A POINT: (2) RUN THENCE SOUTH BE-09'-54" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A MORAT: (3) RUN THENCE SOUTH BE-40'-24" WEST, A DISTANCE OF 1.419.45 FET TO A DISTANCE SOUTH BE-40'-24" WEST, A DISTANCE OF 620.40 FEET TO A POINT; (4) RUN THENCE SOUTH 87-42" MEST, A DISTANCE OF 1,426.82 FEET TO A POINT ON THE EASTERLY FRATTO-UP-RAY LINE OF AMELIA CONCOURSE (A 125 FULT 40.5 EASEMENT ACCORDING TO DEED RECORDED IN BOOK DOI, PAGE 1970 OF THE OFFICIAL RECORDS OF SAD COUNTY: RUN THENCE NORTH OUT-27-005 REST ALONG THE EASTERLY UNE OF THE LAST ANTIMET 125 FOOT WIDE EASEMENT, A DISTANCE OF 2302.82 FEET TO THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF FLORA PARK DEVELOPMENT Y, INC. (ACCORDING TO DEED RECORDED BY BOOK 1053. . PAGE 1793 OF THE PUBLIC RECORDS OF SAD COUNTY'S RUN THENDE NORTH BY-59"-55" EAST ALONG THE SOUTHERLY LINE OF USI LIENTRONED LANDS. A DISTANCE OF 753.29 FEFT TO THE SOUTHERST CORRER 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, PACE 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"-35"-46" MEST, A DISTANCE OF 70,06 FEET TO A POINT; (2) RUN THENCE SOUTH 12-28-20" NEST, A LISTANCE 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 65-25-21" EAST, A DISTANCE OF 70.91 FEET TO A POINT; (5) RUN THENCE NORTH 75-02"-02" EAST, A DISTANCE OF 73.29 FEET TO A POINT; (6) RUN THENCE WORTH 54-43-49" EAST, A DISTANCE OF 76.71 FEET TO A POINT; (7) IRAN THENCE NORTH B5-33-45" EAST, A DISTANCE OF 44.66 FEET TO A POINT; (8) RUN THENCE HORTH 76'-07'-19" EAST, A DISTANCE OF 42.39 FEET TO A PORT; (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 MORTH' 18-01-53 EAST, A DISTANCE OF 30.18 FEET 10 A MOINT; (12) HUN THENCE NORTH 27-46-46 EAST, A DISTANCE OF 46.39 FEET TO A POINT; (13) RUN THENCE NORTH 12-46' EAST, A DISTANCE OF 44.21 FEET TO A MONTY (14) RUN THENCE NORTH 45"-20"-03" EAST, A DISTANCE OF 32.00 FEET TO A POINT; (15) RUN THENCE HORTH 73"-45"-12" EAST, A DISTANCE OF 32.37 FEET TO A POINT; (16) RUN THENCE HORTH 79'-33'-19" EAST, A DISTANCE OF IB.OT FEET TO A POINT; (17) RUN THENCE HORTH B6'-15'-44" EAST, A DISTANCE OF 25.07 FEET TO A POINT; (18) RUN THENCE SOUTH 89-58-42" 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 HORTH 127-18-46" EAST, A DISTANCE of 38,89 FEET TO A POINT; (21) RUN THENCE SOUTH 64"-"OT"-43" EAST, A DISTANCE OF (21,16" FEET TO THE NORTHNEST CORRER OF LANDS NOW OR FORMERLY OF FLORA PARK LEVELOPMENT Y, HIC. OR (ACCORDING TO DEED RECORDED" IN BOOK 1053, PAGE 1703 OF THE OFFICIAL RECORDS OF SAID COUNTY, RUN THENCE SOUTH 04-00"-30" EAST ALONG THE WESTERLY LARE OF LAST WONTHOUS IN DISTANCE OF 427.90 FEET TO A POINT; RUN THENCE SOUTH BY-59" HEST ALONG A HORTHERLY LINE OF LAST MENTONED LANDS, A DISTANCE OF 174.83 FEET TO A POINT; RUN THENCE SOUTH 00'-00'-05" EAST ALONG THE WESTERLY LINE OF LAST WENTIONED LANDS, A DISTANCE OF ASU, 80 FEET TO A POINT; RUN THENCE SOUTH 58"-08"-54" WEST ALONG A HURTHWESTERLY LINE OF LAST imentioned lands, a distance of 147.75 feet to a point; run thence south 00-00405 east along the nesterly line of last mentioned lands, a distance of 470.17 feet to the south new to take a CORPER THEREOF; RUN THENCE NORTH 80-32-55" 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 6 # continuing along last mentioned southerly line a distance of atlas feet to the southerst corner thereof; run thence horth out-out-os' nest along the easier use of last forest. Jentrohed, Lands, a distance of 737.46 feet to a point: run thence horth 89°-55° easy along a southerly line of last mentrohed lands, a distance of 156.94 feet to a point; run 📂 to U Q THENCE MORTH OF-20-39" EAST ALONG THE EASTERLY, LIFE OF LAST MENTIONED LANDS, A DISTANCE OF 344,43 FET TO A POINT; RUN "WENCE MORTH 77-16"-16" EAST ALONG THE SOUTHERLY LIFE OF LAST MENTIONED LANDS & DISTANCE OF LISTERS' FEET TO & POINT ON THE SOUTHNESTERLY LINE OF LANDS NOW OR FORMERLY OF FLORA PARK DEVELOPMENT, INC. (ACCORDING TO DEED RECORDED IN ROCK 02 1/13, PAGE 1397 OF THE PUBLIC RECORDS OF SAD COUNTY: RUN THENCE SOUTH 55-15-37 EAST ALCING LAST VENTIONED SOUTHNESTERLY LINE, A DISTANCE OF 71.50 FEET TO A POINT: RON THENCE \$ ΰŪ south oz-of-of. East along the nesterly use of last mentioned lands, to and along the nesterly line of lands now or formerly of flora park development V. He. (according to G DEED RECORDED IN BOOK 1053, PACE 1793 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 975.00 FEET TO A POINT; RUN THENCE SOUTH 11-33-08" REST CONTINUERS ALOND THE PESTIENT LEE OF LAST MENTIONED LANDS, A DISTUNCE OF 1,15240 FEET TO THE POINT OF BECOMMUNIC

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

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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'-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 NORE 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. UNE 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- EAST, & 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 GURVE, 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 SCO.CO 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 US WITHIN

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

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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 POOT RIGHT-OF-WAY BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS FOR SECTION 74600-2150 (7460-175)) AND STATE ROAD No. 200 / A LA (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 / AIA 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 FOINT 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 \$6°-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 819-38'-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 RAYONER. 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 & COURSES ALONG THE GENERALLY WESTERLY AND SOUTHERLY LINES OF LAST MENTIONED LANDS: (1) RUN THENCE SOUTH 61º-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 17º-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 EASMENETS OF RECORD THAT LIE WITHIN.

EXHIBIT L

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 2 HORTH, RANGE 28 EAST, NASSAU COUNTY, FLURIDA BEING INCRE PARTICULARLY DESCRIBED AS F AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 2 HORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA SAID FOINT LYING ON THE SOUTHERLY LINE OF UNHOS NOW OR FORM (AUCORDING 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 LIVING ON THE NORTHERLY LINE OF UANDS HOW OR FORMERTLY OF LOURSE WILLIAMS (AL 805 OF THE OFFICIAL RECORDS OF SAID COUNTY).

FROM THE POINT OF BEGRAVING THUS DESCRIBED CONTINUE SOUTH 89"-38"-10" WEST ALONG THE NORTHETILY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 3771,54 FEET TO TH RUN THENCE NORTH OF 14"-16" WEST, ALONG THE WESTERLY SECTION UNE 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 1104.33 FEET, A CHORD DISTANCE OF 577.66 FEET TO THE POINT OF TANGENCY OF AFORDMENTIONED CHORD BEING SOUTH 38"-50"-48" EAST; RUN THENCE SOUTH 54"-00"-00" LAST, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE ALONG AFORDMENTIONED CHORD BEING SOUTH 38"-50"-48" EAST; RUN THENCE SOUTH 54"-00"-00" LAST, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE AND ARVING, SAUD CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2059.86 FEET, A CHORD DISTANCE OF 526.74 FEET TO THE POINT OF TANGENCY OF AFORDMENTIONED CHORD BEING SOUTH 38"-50"-48" EAST; RUN THENCE SOUTH 54"-00"-00" LAST, A DISTANCE OF 550.61 FEET TO A POINT OF CURVATURE; RUN THENCE AND CURVE, SAUD CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2059.86 FEET, A CHORD DISTANCE OF 526.74 FEET TO THE POINT OF TANGENCY OF SAUD CURVE BEING SOUTH 67"-00"-00" EAST; RUN THENCE SOUTH 80"-00"-00" EAST, A DISTANCE OF 2049.03 FEET TO A POINT ON THE AFOREMENTIONED LANDS NOW MARHIO (ACCORDING TO DEED RECORDED IN BOOK 933, PAGE BOJ OF THE OFTICIAL RECORDS OF SAUD COUNTY); RUN THENCE SOUTH 05"-00"-00" EAST, ALONG THE WESTERLY LINE 1911.51 FEET TO THE POINT OF BEGRAMING.

THE LAND THUS DESCRIBED CONTAINS 199,83 ACRES WORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN.

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

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ALL THAT CERTAN TRACT OR PARCE OF LAND BEING A (30-FOOT WOE EASEMENT FOR INGRESS AND ECRESS LYING OVER A PORTION OF SECTIONS 29 AND 30, TOWNSHP 2 A SAID EASEMENT LYING 75.00 FEET (AS MEASURED AT RIGHT ANGLES) EACH SIDE OF THE FOLLOWING DESCRUELI CENTERLINE: FOR A POINT OF REFERENCE COMMENCE 4.7 THE SO LYING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF ROBERT A. MARINO AND SOCK MARINO (ACCORDING TO DEED RECORDED IN BOOK \$33, PACE 203 OF THE OFT SOUTH 89'-38'-10" WEST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1513.44 FEET TO THE SOUTHWEST CORNER THEREOT, SAUD FORMERLY OF LAST MENTIONED LANDS, A DISTANCE OF 1513.44 FEET TO THE SOUTHWEST CORNER THEREOT, SAUD FORM ALSO LYING FORMERLY OF LOURSE WELLIAMS (ACCORDING TO DEED RECORDED IN BOOK 548, PAGE BOS OF THE OFTICAL RECORDS OF SAID COUNTY); CONTINUE THENCE SOUTH 83'-38'-10" M MENTIONED LANDS, A DISTANCE OF 3771.54 FEET TO THE SOUTHWESTDRLY CORNER OF SAID SECTION 30; RUN THENCE NORTH OF '-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-FUXIT MENTE EASEMA HERDAFTER AND THE POINT OF BEGINNING.

FRUNT THE POINT OF BECOMMING THUS DESCREED RUN IN A SOUTHEASTERLY DIFECTION ALONG THE ARC OF A CURVE, SAND CURVE BEING CONCAVE TO THE HORTHEAST AND HAV DISTANCE OF 538.45 FEET TO THE POINT OF TANGENCY OF SAND 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, SAND CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADRUS (FEET TO THE POINT OF TANGENCY OF SAND CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67"-00"-00" EAST; RUN THENCE SOUTH 85"-00"-00" EAST; A CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAND CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADRUS OF 1188.34 FI POINT OF TANGENCY OF SAND CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 67"-00"-00" EAST; RUN THENCE SOUTH 85"-00"-00" EAST, A CURVATURE; RUN THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAND CURVE BEING CONCAVE TO THE SOUTHINGST AND HAVING A RADRUS OF 1188.34 FI POINT OF TANGENCY OF SAND CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 69"-51"-30" EAST; RUN THENCE SOUTH 59"-43"-00" EAST, A CHORD OF THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAND CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADRUS OF 1128.34 FI POINT OF SAND CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 69"-51"-30" EAST; RUN THENCE SOUTH 59"-43"-00" EAST, A CHORD OSI TANGENCY OF SAND CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 75"-30"-18" EAST; RUN THENCE SOUTH 59"-43"-00" EAST, A CHORD OSI TANGENCY OF SAND CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 75"-30"-18" EAST; RUN THENCE SOUTH 59"-43" A DISTANCE OF 1015.37 FI SOUTHEASTERLY DIRECTION ALONG THE AFOREMENTIONED CHORD BEING SOUTH 75"-30"-18" EAST; RUN THENCE SOUTH 68"-42"-23" EAST, A DISTANCE OF 371.50 F THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 75"-30"-18" EAST; RUN THENCE SOUTH 68"-42"-23" EAST, A DISTANCE OF 371.50 F THE BEARI

THE LAND THAS DESCRIBED CONTAINS 29.65 ACRES, WORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT WE WITHIN THE WITHIN THE RECORD THAT WE WITHIN THE RECORD THE RECORD THAT WE WITHIN THE RECORD THAT WE WITHIN THE RECORD THE RECORD THAT WE WITHIN THE RECORD THAT WE WITHIN THE RECORD THE RECORD THAT WE WITHIN THE RECORD THE

APPENDIX F

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FORM OF CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

11/07/03

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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:

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

(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.

Due to the nature of the Benefitted Property, it is fair and reasonable to (3) 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.

The terms and conditions of the Assessments described in the Assessment (5) 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

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maintenance of the Road Improvements.

Imposition of the Assessments does not affect any existing rights to develop (6) 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 BENEFITIED 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.

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SEDA CONSTRUCTION COMPANY, a Florida Corporațion Βv

ATTEST:

OR BK # 200342603 01190 PG 1211

STATE OF <u>HUNICA</u> COUNTY OF <u>DUWAL</u> The foregoing instrument was acknowledged before me by, properties of Seda Construction, and, respectively, of Seda Construction, as, dentification, and did (did not) take an oath. Motory Public, seal, this [D day of NDV UMUAA.D., 2003 Notary Public, Notary Publi	11/07/2003	15:20 904-821-7178 MONTGOMERY LAND CO: PAGE JASINSKY & ASSUL 904 821 0818 11/07/09 01:52pm P. 004	04/07
State of $\frac{1}{207}$ My commission expires $\frac{6}{207}$		COUNTY OF DUWAL 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. MITTNESS my hand and official seal, this [O day of NOV UMUAA.D., 2003 Motary Public - State of Floridag My Commission & DO222481 Notary Public State of FUUI/OLA	TR # 2 BK Ø11

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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

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PAGE 03/07 MONTGOMERY LAND CO: 11497/193 # 02:52<u>9</u>74 2:052093 OR BK 01189 PG 0968

maintenance of the Road Improvements.

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(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.

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SEDA CONSTRUCTION COMPANY, a Florida Corporațios Ru

ATTEST: ecretai

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INSTR DR BK # 200342054 @1189 PE @968

11/07/2003	15:20 904-821-7178 MONTGOMERY LAND CO: PAGE JASINSKY & ASSUL 904 821 0918 11/07/09 01:52pm P. 004	04/07
	STATE OF <u>FUNICIA</u> COUNTY OF <u>DIMAR</u> 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 [D day of <u>NOV UMBUAD</u> , 2003 Motary Public - State of Florida My Commission & DO222491 Notary Public - State of FLORIDA	INSTR # 200342054 Or BK 01189 PG 0969

My commission expires $\underline{(\ell/2/07)}$

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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 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 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 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. /S/ VICKIE SAMUS Its: Chairman

Its: Ex-Officio Clerk

FLORIDA'S OLDES NEWS RLEADE

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.

De<u>it (</u> Use

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

B. Mudd Nagelue. Angeline B. Mudd, Notary Public

> ANGELINE B. MUUL No. CC 876475 onally Known [] Other I.D.



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 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 sucl, 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 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 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

NEWS LEADER

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 pewspaper.

OPRIN

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

Marline B. Mudd, Notary Public



Return: BOCC Joyce Come

11/07/2003

Ree drit

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.

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

The terms and conditions of the Assessments described in the Assessment (5) 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

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INSTR DR BK # 2003 01190 200342603 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 ⊃≕ORDING FEES 28.50



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 BENEFITIED 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:

ATTEST: Secretary

INSTR # 200342054 OR BK 01189 PB 0968

INSTR DR BK

200342054 01189 PG 0969

STATE OF FLORICIA COUNTY OF DWAL

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.

TINESS my hand and official seal, this 10 day of NOV UMUCIA.D., 2003 Casey Misco Notary Public J. State of FLOURCIA Notary Public - State of Florida Ay Commission Explose Jun 12, 2007 Commission # DD222481

My commission expires (2/2/07)