

COMPAMD 2016-02, Greenbriar Downs  
Submittal No. 4

---

Attachment “C”

Part Two, Proof of Ownership

# Greenbriar Downs

( fka WCI C.R. 210 Land)

Comprehensive Plan Amendment  
Application

Part Two

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Proof of Ownership



# St. Johns County, FL

## Quick Links

- [My Tax Bill](#)
- [Tax Estimator](#)

## TRIM Notice

- [TRIM Notice](#)

## Summary

**Parcel ID** 0098330000  
**Location Address** RUSSELL SAMPSON RD  
 SAINT JOHNS 32259-0000  
**Neighborhood** M&B(sf)Scty Line-Off&E Rvr-On&N210/Gmbrier-WSJPKw (2401)  
**Tax Description\*** 1-3 PT OF SEC 11 LYING S OF CR 244 & E OF PROPOSED CR 223 - DEED PARCEL 3 OR3339/249  
\*The Description above is not to be used on legal documents.  
**Property Use Code** Timberland 80-89 (5500)  
**Subdivision** N/A  
**Sec/Twp/Rng** 11-5-27  
**District** County (District 300)  
**Millage Rate** 14.3995  
**Acreage** 55.410  
**Homestead** N

## View Map

## Owner

**Owner Name** Raydient LLC 100%  
**Mailing Address** C/O RAYONIER TAX SERVICES  
 PO BOX 161139  
 MOBILE, AL 36616-1139

## Valuation

	<b>2018</b>
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$1,141,878
Agricultural (Assessed) Value	\$13,216
Agricultural (Market) Value	\$1,141,878
Just (Market) Value	\$13,216
Total Deferred	\$0
Assessed Value	\$13,216
Total Exemptions	\$0
Taxable Value	\$13,216

*Values listed are from our working tax roll and are subject to change.*

## Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2017	\$0	\$0	\$1,141,878	\$1,141,878	\$13,216	\$13,216	\$13,216	\$0	\$13,216
2016	\$0	\$0	\$1,141,878	\$1,141,878	\$13,216	\$13,216	\$13,216	\$0	\$13,216
2015	\$0	\$0	\$1,141,878	\$1,141,878	\$13,216	\$13,216	\$13,216	\$0	\$13,216
2014	\$0	\$0	\$942,903	\$942,903	\$13,878	\$13,878	\$13,878	\$0	\$13,878
2013	\$0	\$0	\$942,903	\$942,903	\$13,878	\$13,878	\$13,878	\$0	\$13,878
2012	\$0	\$0	\$942,903	\$942,903	\$16,336	\$16,336	\$16,336	\$0	\$16,336
2011	\$0	\$0	\$942,903	\$942,903	\$14,432	\$14,432	\$14,432	\$0	\$14,432
2010	\$0	\$0	\$1,047,128	\$1,047,128	\$13,519	\$13,519	\$13,519	\$0	\$13,519

## Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	37.9	AC	\$11,180
Timberlands Wetlands	0	0	15.51	AC	\$2,016
Timberland Non-Producing	0	0	2	AC	\$20
Market Ag Uplands	0	0	37.9	AC	\$1,137,000
Market Ag Wetlands	0	0	15.51	AC	\$3,878
Market Ag Wetlands	0	0	2	AC	\$1,000

## Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/30/2017	10/26/2017	\$0.00	AF	4455	409	U	V	TERRAPOINTE LLC	RAYDIENT LLC
8/13/2013	8/4/2013	\$0.00	QC	3775	1588	U	V	RAYONIER FOREST RESOURCES LP	TIMBERLANDS HOLDING COMPANY ATLANTIC INC
	7/13/2010	\$100.00	WD	3339	249	U	V	223 DEVELOPERS LLC	TERRAPOINTE LLC
	7/13/2010	\$0.00	OI	3333	238	U	V	TERRAPOINTE LLC	223 DEVELOPERS LLC
	5/28/2009	\$0.00	LP	3199	1517	U	V	TERRAPOINTE LLC VS	223 DEVELOPERS LLC ETAL
	11/9/2006	\$27,500,000.00	WD	2815	1013	U	V	TERRAPOINTE LLC	223 DEVELOPERS LLC

## Area Sales Report

[Recent Sales in Area](#)

### Clerk of Court

[Clerk of Court](#)

### Tax Collector

[My Tax Bill](#)

### Tax Estimator

[Tax Estimator](#)

### Map



No data available for the following modules: Exemptions, Building Information, Extra Features, Sketches.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Last Data Upload: 5/25/2018, 12:36:53 AM



Schneider

Developed by  
The Schneider  
Corporation



# St. Johns County, FL

## Quick Links

- [My Tax Bill](#)
- [Tax Estimator](#)

## TRIM Notice

- [TRIM Notice](#)

## Summary

**Parcel ID** 0098600050  
**Location** COUNTY ROAD 223  
**Address** SAINT JOHNS 32259-0000  
**Neighborhood** M&B(st)SCty Line-Off&E Rvr-On&N210/Gmbrier-W5JPlw (2401)  
**Tax Description\*** 1-5 PTS OF SECS 11 13 14 23 & 24 LYING W OF CIMMARRONE GOLF & COUNTRY CLUB & N OF CR 210W & E OF PROPOSED CR 223 SOUTH - DEED PARCEL 5 OR3339/249  
 \*The Description above is not to be used on legal documents.  
**Property Use Code** Timberland 80-89 (5500)  
**Subdivision** N/A  
**Sec/Twp/Rng** 14-5-27  
**District** County (District 300)  
**Millage Rate** 14.3995  
**Acreage** 723.780  
**Homestead** N

## View Map

## Owner

**Owner Name** Raydient LLC 100%  
**Mailing Address** C/O RAYONIER TAX SERVICES  
 PO BOX 161139  
 MOBILE, AL 36616-1139

## Valuation

	<b>2018</b>
Building Value	\$0
Extra Features Value	\$0
Total Land Value	<b>\$7,252,368</b>
Agricultural (Assessed) Value	<b>\$152,786</b>
Agricultural (Market) Value	<b>\$7,250,918</b>
Just (Market) Value	<b>\$154,236</b>
Total Deferred	\$0
Assessed Value	<b>\$154,236</b>
Total Exemptions	\$0
Taxable Value	<b>\$154,236</b>

Values listed are from our working tax roll and are subject to change.

## Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2017	\$0	\$0	\$7,252,368	\$7,250,918	\$152,786	\$154,236	\$154,236	\$0	\$154,236
2016	\$0	\$0	\$7,252,368	\$7,250,918	\$152,786	\$154,236	\$154,236	\$0	\$154,236
2015	\$0	\$0	\$7,252,368	\$7,250,918	\$152,786	\$154,236	\$154,236	\$0	\$154,236
2014	\$0	\$0	\$3,958,676	\$3,957,226	\$160,333	\$161,783	\$161,783	\$0	\$161,783
2013	\$0	\$0	\$3,958,676	\$3,957,226	\$160,333	\$161,783	\$161,783	\$0	\$161,783
2012	\$0	\$0	\$3,958,676	\$3,957,226	\$188,733	\$190,183	\$190,183	\$0	\$190,183
2011	\$0	\$0	\$2,392,568	\$2,392,568	\$123,786	\$123,786	\$123,786	\$0	\$123,786
2010	\$0	\$0	\$2,646,908	\$2,646,908	\$115,468	\$115,468	\$115,468	\$0	\$115,468

## Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Rivers, Lakes & Submerged Lands	0	0	2.9	AC	\$1,450
Timberland 80-89	0	0	358.01	AC	\$105,613
Timberlands Wetlands	0	0	362.87	AC	\$47,173
Market Ag Uplands	0	0	358.01	AC	\$7,160,200
Market Ag Wetlands	0	0	362.87	AC	\$90,718

## Sales

Recording Date	Sale Date	Sale Price	Instrument Number	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/30/2017	10/26/2017	\$0.00	AF	4455	409	U	V	TERRAPOINTE LLC	RAYDIENT LLC
8/13/2013	8/4/2013	\$0.00	QC	3775	1588	U	V	RAYONIER FOREST RESOURCES LP	TIMBERLANDS HOLDING COMPANY ATLANTIC INC
	7/13/2010	\$100.00	WD	3339	249	U	V	223 DEVELOPERS LLC	TERRAPOINTE LLC
	7/13/2010	\$0.00	OI	3333	238	U	V	TERRAPOINTE LLC	223 DEVELOPERS LLC
	5/28/2009	\$0.00	LP	3199	1517	U	V	TERRAPOINTE LLC VS	223 DEVELOPERS LLC ETAL
	11/9/2006	\$27,500,000.00	WD	2815	1013	Q	V	TERRAPOINTE LLC	223 DEVELOPERS LLC

## Area Sales Report

[Recent Sales in Area](#)

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### Map



No data available for the following modules: Exemptions, Building Information, Extra Features, Sketches.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Last Data Upload: 5/25/2018, 12:36:53 AM



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Developed by  
The Schneider  
Corporation

**PREPARED BY AND RETURN TO:**  
**S. ALLISTER FISHER, ESQ.**  
**RAYONIER INC. – LAW DEPT.**  
**1 RAYONIER WAY**  
**YULEE, FLORIDA 32097**

**STATE OF FLORIDA**  
**COUNTY OF NASSAU**  
**(IN RE: St. Johns County, Florida Property)**

**AFFIDAVIT OF TITLE**

**BEFORE ME**, the undersigned Notary Public in and for the State of Florida, personally appeared **S. ALLISTER FISHER**, Vice President of **RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC**, a Delaware limited liability company, who being first duly sworn, deposes and says:


1. I am aware of and familiar with the contents of any and all articles of organization, articles of incorporation, bylaws, operating agreements, certificates of conversion, certificates of amendment, and certificates of merger of **TERRAPOINTE LLC, RAYLAND COMPANY, INC., RAYLAND, LLC, R(1999) TIMBERLANDS II LLC, RAYONIER PROPERTIES, LLC, RAYONIER FOREST PROPERTIES, LLC** and **RAYDIENT INC.**
2. **RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC** is a Delaware limited liability company, authorized to do business in Florida; it has not been terminated, nor have proceedings to terminate the company, nor have bankruptcy proceedings been commenced.
3. **RAYLAND COMPANY, INC.**, a Delaware corporation, filed a Certificate of Conversion of a Delaware corporation to a Delaware limited liability company, with the Delaware Secretary of State on October 19, 1999, forming **RAYLAND, LLC**, a Delaware limited liability company. A copy of said Certificate of Conversion is attached hereto as Exhibit "A".
4. **R(1999) TIMBERLANDS II LLC**, a Delaware limited liability company filed a Certificate of Amendment with the Delaware Secretary of State on October 26, 1999 changing the name of the company to **RAYLAND PROPERTIES, LLC**, a Delaware limited liability company, as evidenced by the copy of Certificate of Amendment attached hereto as Exhibit "B".
5. **RAYLAND PROPERTIES, LLC**, a Delaware limited liability company, merged with **RAYLAND, LLC** under the name **RAYLAND, LLC**, a Delaware limited liability company, by filing a Certificate of Merger with the Delaware Secretary of State on December 28, 2001, a copy of which is attached hereto as Exhibit "C".

6. **RAYLAND, LLC** merged with **RAYONIER FOREST PROPERTIES, LLC**, a Delaware limited liability company, and the surviving limited liability company was **RAYLAND, LLC**, which changed its name to **TERRAPOINTE LLC**, a Delaware limited effective May 26, 2005, as evidenced by the Certificate of Merger filed with the Delaware Secretary of State, a copy of which is attached hereto as Exhibit "D".

7. **TERRAPOINTE LLC**, a Delaware limited liability company, filed a Certificate of Merger with the Delaware Secretary of State changing the name of the company to **RAYDIENT LLC**, a Delaware limited liability company, effective September 30, 2017, as evidenced by the Certificate of Merger, a copy of which is attached hereto as Exhibit "E".

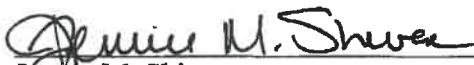
8. **TERRAPOINTE LLC**, a Delaware limited liability company, filed an Amendment to its Certificate of Authority with the Florida Secretary of State on October 2, 2017 changing the name of the company to **RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC**, a Delaware limited liability company, as evidenced by the Amendment to Certificate of Authority, a copy of which is attached hereto as Exhibit "F".

9. By virtue of the conversion, mergers and name changes as set forth above, all assets including real property, previously titled to Rayland Company, Inc., Rayland, LLC, R(1999) Timberlands II LLC, Rayonier Properties, LLC, Rayonier Forest Properties, LLC, and TerraPointe LLC are now held in the name of Raydient LLC dba Raydient Places + Properties LLC.

  
S. ALLISTER FISHER  
Vice President  
Raydient LLC dba Raydient Places +  
Properties LLC

SWORN TO AND SUBSCRIBED before me this 20<sup>th</sup> day of October, 2017 by S. Allister Fisher who is personally known to me.

 Jennie Marie Shiver  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF067877  
Expires 11/3/2017

  
Jennie M. Shiver  
Notary Public, State of Florida  
Commission No: FF067877  
My Commission Expires: 11/03/2017

State of Delaware  
Office of the Secretary of State

PAGE 1  
EXHIBIT A  
Page 1 of 3

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CONVERSION OF A DELAWARE CORPORATION TO A DELAWARE LIMITED LIABILITY COMPANY OF "RAYLAND COMPANY, INC.", CHANGING ITS NAME FROM "RAYLAND COMPANY, INC." TO "RAYLAND, LLC" FILED IN THIS OFFICE ON THE NINETEENTH DAY OF OCTOBER, A.D. 1999, AT 3:30 O'CLOCK P.M.

COPY

0910823 8100V

991442979



*Edward J. Freel*

Edward J. Freel, Secretary of State

0035645

AUTHENTICATION:

10-20-99

DATE:

**EXHIBIT A**  
Page 2 of 3

**STATE OF DELAWARE**

**CERTIFICATE OF CONVERSION FROM A CORPORATION TO  
A LIMITED LIABILITY COMPANY PURSUANT TO SECTION  
266 OF THE DELAWARE GENERAL CORPORATION LAW**

1. The name of the corporation immediately prior to filing this Certificate, which is the original name of the corporation as set forth in the Certificate of Incorporation, is Rayland Company, Inc.
2. The date the Original Certificate of Incorporation was filed on is March 24, 1981.
3. The name of the limited liability company into which the corporation shall be converted is Rayland, LLC.
4. The conversion has been approved in accordance with the provisions of Section 266.

RAYLAND COMPANY, INC.


By:   
John B. Canning  
Secretary

EXHIBIT A  
Page 3 of 3

CERTIFICATE OF FORMATION

OF

RAYLAND, LLC

1. The name of the limited liability company is Rayland, LLC.
2. The address of its registered office in the State of Delaware is Corporation Trust Center, 1209 Orange Street, in the City of Wilmington, County of New Castle. The name of its registered agent at such address is The Corporation Trust Company.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation of Rayland, LLC this 9<sup>th</sup> day of October, 1999.

By John B. Canning  
John B. Canning, Secretary

State of Delaware  
Office of the Secretary of State

PAGE 1

EXHIBIT B  
Page 1 of 2

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "R (1999) TIMBERLANDS II LLC", CHANGING ITS NAME FROM "R (1999) TIMBERLANDS II LLC" TO "RAYLAND PROPERTIES, LLC", FILED IN THIS OFFICE ON THE TWENTY-EIGHTH DAY OF OCTOBER, A.D. 1999. AT 4:30 O'CLOCK P.M.

COPY



*Edward J. Freel*

Edward J. Freel, Secretary of State

3109017 8100

991493951

AUTHENTICATION: 0091130

DATE: 11-18-99

**EXHIBIT B**  
Page 2 of 2

STATE OF DELAWARE  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
FILED 04:30 PM 10/28/1999  
991460029 - 3109017

**CERTIFICATE OF AMENDMENT  
OF  
THE CERTIFICATE OF FORMATION  
OF  
R (1999) TIMBERLANDS II LLC**

1. The original name of the limited liability company is R (1999) Timberlands II LLC.
2. The Certificate of Formation of the limited liability company is hereby amended as follows:

Paragraph FIRST shall read:

"The name of the limited liability company is  
Rayland Properties, LLC".

3. The Certificate of Amendment shall be effective on October 28, 1999.

**IN WITNESS WHEREOF**, the undersigned has executed this Certificate of Amendment of R (1999) Timberlands II LLC this 28<sup>th</sup> day of October, 1999.

**RAYLAND PROPERTIES, LLC**

By: Rayonier Timberlands Management, Inc.,  
its sole manager

By:   
John B. Causing  
Secretary

# Delaware

The First State

PAGE 1

EXHIBIT C  
Page 1 of 2

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"RAYLAND PROPERTIES, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

WITH AND INTO "RAYLAND, LLC" UNDER THE NAME OF "RAYLAND, LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE TWENTY-EIGHTH DAY OF DECEMBER, A.D. 2001, AT 4:30 O'CLOCK P.M.



0910823 8100M

010675308

*Harriet Smith Windsor*

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 1540058

DATE: 01-04-02

**EXHIBIT C**  
Page 2 of 2

**CERTIFICATE OF MERGER**

**RAYLAND, LLC  
and  
RAYLAND PROPERTIES, LLC**

Pursuant to Section 18-209(e) of the General Corporation Laws of the State of Delaware, the undersigned does hereby submit the following Certificate of Merger as a domestic limited liability company and the surviving business entity of the subject merger.

1. The entities being merged are Rayland, LLC and Rayland Properties, LLC, both limited liability companies organized under the laws of the State of Delaware.
2. The name and business address of the surviving entity is Rayland, LLC, 50 North Laura Street, 19th Floor, Jacksonville, Florida 32202.
3. A Plan and Agreement of Merger has been approved and executed by each of the merging limited liability companies and is on file at the above business address of Rayland, LLC.
4. A copy of the Plan and Agreement of Merger will be furnished on request and without cost to any member or any person holding an interest in either business entity being merged hereby.
5. This Certificate of Merger will be effective upon filing.

DATED this 20<sup>th</sup> day of December, 2001.

RAYLAND, LLC  
By: Rayonier Timberlands Management,  
Inc., its Managing Member

By: W. Edwin Frazier, III  
W. Edwin Frazier, III, Secretary

EXHIBIT D  
Page 1 of 2

# Delaware

PAGE 1

*The First State*

I, ~~HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE~~, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"RAYONIER FOREST PROPERTIES, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

WITH AND INTO "RAYLAND, LLC" UNDER THE NAME OF "TERRAPOINTE LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE TWENTY-SIXTH DAY OF MAY, A.D. 2005, AT 1:45 O'CLOCK P.M.

0910823 8100M  
050439347



*Harriet Smith Windsor*

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 3908416

DATE: 05-26-05

**EXHIBIT D**  
Page 2 of 2

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 01:51 PM 06/26/2008  
FILED 01:45 PM 06/26/2008  
SRV 050432347 - 0010828 FILE

**CERTIFICATE OF MERGER  
OF  
RAYONER FOREST PROPERTIES, LLC  
INTO  
RAYLAND, LLC**

Pursuant to Sec. 18-209 of the Delaware Limited Liability Company Act, the undersigned surviving limited liability company certifies the following Conditions of Merger for filing and certifies that:

1. The name and jurisdiction of formation or organization of each of the limited liability companies or other business entities being merged are:

<b>Name</b>	<b>Jurisdiction</b>
Rayland, LLC	Delaware
Rayoner Forest Properties, LLC	Delaware

2. An agreement of merger has been approved and executed by each of the respective limited liability companies or other business entities which are to merge.

3. The surviving limited liability company is Rayland, LLC.

4. Upon approval of this merger, paragraph 1 of Rayland, LLC's Certificate of Formation shall read as follows: "The name of the limited liability company is Rayland, LLC."  
5. The merger shall become effective on May 26, 2008.

6. The agreement of merger is on file on the books of the surviving limited liability company which is located at 60 N. Linn Street, 15<sup>th</sup> Floor, Jacksonville, FL 32202.

7. A copy of the agreement of merger will be furnished by the surviving limited liability company, on request and without cost, to any member of any domestic limited liability company or any person holding an interest in any other business entity which is to merge.

IN WITNESS WHEREOF, this Certificate of Merger has been duly executed as of the 20th day of May, 2008, and is being filed in accordance with Sec. 18-209 of the Act by an authorized person of the surviving limited liability company in the merger.

**RAYLAND, LLC**

By: **John M. [Signature]**

**RAYONER TES HOLDINGS INC.**

By: W. J. [Signature]  
W. J. [Name], President and  
Chief Executive Officer

**Delaware**  
The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"RAYDIENT INC.", A DELAWARE CORPORATION,

WITH AND INTO "TERRAPOINTE LLC" UNDER THE NAME OF "TERRAPOINTE LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE ON THE TWENTY-SEVENTH DAY OF SEPTEMBER, A.D. 2017, AT 3:19 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF MERGER IS THE THIRTIETH DAY OF SEPTEMBER, A.D. 2017 AT 11:59 O'CLOCK P.M.



*Jeffrey W. Bullock*  
Jeffrey W. Bullock, Secretary of State

910823 8100M  
SR# 20176378686

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 203307201  
Date: 09-28-17

EXHIBIT E  
Page 2 of 3

CERTIFICATE OF MERGER  
of

RAYDIENT INC.  
into

TERRAPOINTE LLC

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 03:19 PM 09/27/2017  
FILED 03:19 PM 09/27/2017  
SR 20176365549 - File Number 910823

Pursuant to Section 264(c) the Delaware General Corporation Law and Section 18-209 of the Delaware Limited Liability Company Act, the undersigned limited liability company hereby executes the following Certificate of Merger:

1. The name and jurisdiction of formation of each of the constituent entities are as follows:  
  
TerraPointe LLC: Delaware  
Raydient Inc.: Delaware
2. TerraPointe LLC will be the surviving limited liability company (the "Surviving Company") in the merger.
3. The Agreement of Merger (the "Agreement of Merger") between the constituent entities and the performance of its terms were duly authorized by the Surviving Company and the merging corporation.
4. The Agreement of Merger is on file at 1 Rayonier Way, Yulee, FL 32097, the place of business of the Surviving Company.
5. A copy of the Agreement of Merger will be furnished by the Surviving Company on request, without cost, to any member of any constituent limited liability company or stockholder of any constituent corporation.
6. At the effective time of the merger, paragraph 1 of the Certificate of Formation of the Surviving Company shall be amended to read as follows:  
  
"The name of the limited liability company is Raydient LLC."
7. This Certificate of Merger shall be effective September 30, 2017, at 11:59 p.m.

[Signature Page Follows]

**EXHIBIT E**  
Page 3 of 3

IN WITNESS WHEREOF, the undersigned limited liability company has caused this Certificate of Merger to be signed by an authorized officer this 27 day of September, 2017.

TERRAPOINTE LLC

By:   
Name: Mark R. Bridwell  
Title: Vice President and Corporate Secretary

COPY

[Signature Page to Certificate of Merger]

EXHIBIT F

Page 1 of 3

# State of Florida

**Department of State**

I certify the attached is a true and correct copy of the Amendment to the Application of a Foreign Limited Liability Company, filed on October 2, 2017, for TERRAPOINTE LLC which changed its name to RAYDIENT LLC doing business in Florida as RAYDIENT PLACES + PROPERTIES LLC, a Delaware limited liability company authorized to transact business in Florida, as shown by the records of this office.

I further certify the document was electronically received under FAX audit number H17000258464, and this certificate issued in accordance with section 15.16, Florida Statutes, and authenticated by the code noted below.

The document number of this limited liability company is M99000001690.

Authentication Code: 917A00019915-100317-M99000001690-1/1

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Third day of October, 2017



*Ken Weizner*  
Ken Weizner  
Secretary of State

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY TO FILE  
AMENDMENT TO CERTIFICATE OF AUTHORITY TO TRANSACT  
BUSINESS IN FLORIDA

SECTION I (1-4 must be completed)

1. Name of limited liability Company as it appears on the records of the Florida Department of

State: TERRAPOINTE LLC

Enter new principal office address, if applicable: 1 RAYONIER WAY

(Principal office address  
MUST BE A STREET ADDRESS) YULEE, FLORIDA 32097

Enter new mailing address, if applicable:

(Mailing address  
MAY BE A POST OFFICE BOX)

2. The Florida document number of this limited liability company is: M99000001690

3. Jurisdiction of its organization: DELAWARE

4. Date authorized to do business in Florida: 10-22-99

SECTION II (5-9 complete only the applicable changes)

5. New name of the limited liability company: RAYDIENT LLC  
(must contain "Limited Liability Company," "L.L.C.," or "LLC.")

RAYDIENT PLACES + PROPERTIES LLC

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida and attach a copy of the written consent of the managers or managing members adopting the alternate name. The alternate name must contain "Limited Liability Company," "L.L.C." or "LLC.")

6. If amending the registered agent and/or registered officer address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

New Registered Office Address:

Enter Florida Street Address

City, Florida Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

If Changing Registered Agent, Signature of New Registered Agent

**EXHIBIT F**  
Page 3 of 3

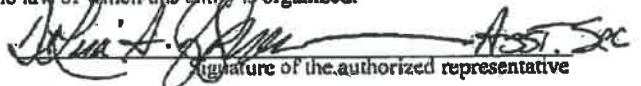
7. If the amendment changes the jurisdiction of organization, indicate new jurisdiction:

\_\_\_\_\_

8. If the amendment changes person, title or capacity in accordance with 605.0902 (1)(e), indicate that change:

<u>Title/ Capacity</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
PRES	CHRISTOPHER T. CORR	1 RAYONIER WAY, YULEE, FL 32097	<input checked="" type="checkbox"/> Add
		MARK D. MCHUGH	<input checked="" type="checkbox"/> Remove
V.P.	CHARLES ADAMS	1 RAYONIER WAY, YULEE, FL 32097	<input checked="" type="checkbox"/> Add
			<input checked="" type="checkbox"/> Remove
V.P.	WILLIAM A. CUNNINGHAM	1 RAYONIER WAY, YULEE, FL 32097	<input checked="" type="checkbox"/> Add
			<input type="checkbox"/> Remove
Asst Sec	DELISA A. JOHNGARN	1 RAYONIER WAY, YULEE, FL 32097	<input checked="" type="checkbox"/> Add
			<input type="checkbox"/> Remove
TREAS	MARK D. MCHUGH	1 RAYONIER WAY, YULEE, FL 32097	<input checked="" type="checkbox"/> Add
			<input type="checkbox"/> Remove

9. Attached is a certificate, if required: no more than 90 days old, evidencing the aforementioned amendment(s), duly authenticated by the official having custody of records in the jurisdiction under the law of which this entity is organized.

  
Signature of the authorized representative

DELISA. A. JOHNGARN

\_\_\_\_\_  
Typed or printed name of signee

Filing Fee: \$25.00

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

*Stephen L. Kussner, Esquire  
GrayRobinson, P.A.  
201 North Franklin Street, Suite 2200  
Tampa, Florida 33602*

Folio Tax Identification Nos.: 009630-0010; 009680-0000; 009820-0040; 009832-0000;  
009833-0000; 009860-0050

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made effective the 13 day of July, 2010 between **223 DEVELOPERS, LLC**, a Delaware limited liability company, whose address is 227 West Trade Street, Suite 1000, Charlotte, North Carolina 28202 (hereinafter called the "Grantor") and **TERRAPOINTE LLC**, a Delaware limited liability company, whose address is 1901 Island Walkway, Fernandina Beach, Florida 32034 (hereinafter called the "Grantee").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, described property (the "Property"):

- A. All of that certain land (the "Land") situated in St. Johns County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.
- B. All right, title and interest of Grantor in and to the improvements of any nature whatsoever situate on the Land as of the date hereof.
- C. All rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages, appurtenances, reversions, remainders, riparian or littoral rights belonging or in any wise appertaining to the Land or any improvements thereon and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the Land.

**TO HAVE AND TO HOLD** the Land subject only to those matters set forth in Exhibit "B" (the "Permitted Encumbrances") attached hereto and by this reference incorporated herein, unto the Grantee in fee simple forever.

And the Grantor does specially warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, except for any matters related to the Permitted Encumbrances, but not otherwise.

**NOTE TO CLERK:** Pursuant to Florida Administrative Code Section 12B-4.014(15), this Special Warranty Deed is exempt from payment of Florida Documentary Stamp Taxes because the transfer is made pursuant to a Plan confirmed under 11 U.S.C. 1129 of the Bankruptcy Code.

Furthermore, this deed shall not be construed to or intended to create a merger of the fee title and the lien of the mortgage in favor of the Grantee and which conveyance is pursuant to and subject to the Grantor's confirmed Plan of Reorganization as evidenced by the order confirming the Plan of Reorganization, excerpts of which are attached hereto as Exhibit "C" and made a part hereof (the "Confirmed Plan of Reorganization").

IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

GRANTOR:

Vivian Weber  
Print name: VIVIAN WEBER

223 DEVELOPERS, LLC,  
a Delaware limited liability company

BY: LANDMAR GROUP, LLC, a Delaware limited liability company, its sole member

By: LANDMAR MANAGEMENT, LLC, a Delaware limited liability company, its manager

Julie M. Hill  
Print name: Julie M. Hill

By: Henry C. Lomax  
Henry C. Lomax  
Its: Vice President

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of July, 2010, by Henry C. Lomax as Vice President of LandMar Management, LLC, manager of LandMar Group, LLC, sole member of 223 Developers, LLC, a Delaware limited liability company, on behalf of the limited liability companies, who  is personally known to me or  did produce his/her North Carolina Driver's License as identification or  did produce \_\_\_\_\_ as identification,

Glenda F. Aldridge  
Print name: Glenda F. Aldridge  
Notary Public, State of North Carolina at Large  
My Commission expires: 02-11-2012



**EXHIBIT "A"**  
**(Legal description of the Land)**

COPY

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL No. 1

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 2, 3, 10, AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 2, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE NORTH 89°12'59" EAST, ALONG THE NORTH LINE OF SAID SECTION 2, (AND ALSO BEING THE SOUTH LINE OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 27 EAST), AND ALSO ALONG THE SOUTH LINE OF JULINGTON CREEK PLANTATION PARCEL 53 PHASE 2, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 45, PAGES 35 THROUGH 41 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THEN ALONG THE SOUTH LINE OF JULINGTON CREEK PLANTATION PARCEL 53 PHASE 3, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 48, PAGES 14 THROUGH 19 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1,320.88 FEET, TO THE MONUMENTED NORTHEAST CORNER OF THE WEST ¼, OF THE NORTHWEST ¼, OF SAID SECTION 2; RUN THENCE SOUTH 02°09'11" EAST, ALONG THE EAST LINE OF THE WEST ¼, OF THE NORTHWEST ¼, OF SAID SECTION 2, (AND ALSO BEING THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2190, PAGE 1620 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA); A DISTANCE OF 2,690.34 FEET, TO THE MONUMENTED SOUTHEAST CORNER OF SAID WEST ¼, OF THE NORTHWEST ¼, OF SAID SECTION 2; RUN THENCE NORTH 89°28'49" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST ¼, OF SAID SECTION 2, A DISTANCE OF 1,331.85 FEET, TO THE MONUMENTED CENTER OF SECTION OF SECTION 2; RUN THENCE SOUTH 02°21'59" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ¼, OF SAID SECTION 2, A DISTANCE OF 324.89 FEET, TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED (PARK DONATION), FROM RAYLAND, LLC TO ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 2268, PAGE 810; RUN THENCE, ALONG THE BOUNDARY LINES OF LAST SAID LANDS, THE FOLLOWING THIRTY-ONE (31) COURSES AND DISTANCES:

- COURSE No. 1: SOUTH 87°37'23" WEST, A DISTANCE OF 193.71 FEET, TO A POINT;
- COURSE No. 2: SOUTH 16°51'20" WEST, A DISTANCE OF 298.46 FEET, TO A POINT;
- COURSE No. 3: SOUTH 20°07'41" WEST, A DISTANCE OF 711.65 FEET, TO A POINT;
- COURSE No. 4: NORTH 61°26'06" WEST, A DISTANCE OF 64.93 FEET, TO A POINT;
- COURSE No. 5: NORTH 04°23'27" WEST, A DISTANCE OF 468.85 FEET, TO A POINT;
- COURSE No. 6: SOUTH 86°48'25" WEST, A DISTANCE OF 362.25 FEET, TO A POINT;
- COURSE No. 7: SOUTH 72°09'36" WEST, A DISTANCE OF 235.42 FEET, TO A POINT;
- COURSE No. 8: SOUTH 17°44'36" EAST, A DISTANCE OF 42.57 FEET, TO A POINT;
- COURSE No. 9: SOUTH 45°52'46" WEST, A DISTANCE OF 566.78 FEET, TO A POINT;
- COURSE No. 10: SOUTH 59°02'17" WEST, A DISTANCE OF 448.26 FEET, TO A POINT;
- COURSE No. 11: SOUTH 47°51'15" WEST, A DISTANCE OF 117.00 FEET, TO A POINT;
- COURSE No. 12: SOUTH 08°37'47" WEST, A DISTANCE OF 233.12 FEET, TO A POINT;
- COURSE No. 13: SOUTH 63°54'27" WEST, A DISTANCE OF 389.82 FEET, TO A POINT;
- COURSE No. 14: SOUTH 89°20'55" WEST, A DISTANCE OF 89.29 FEET, TO A POINT;
- COURSE No. 15: SOUTH 41°37'04" WEST, A DISTANCE OF 253.37 FEET, TO A POINT;
- COURSE No. 16: SOUTH 07°37'30" WEST, A DISTANCE OF 203.65 FEET, TO A POINT;

COURSE No. 17: SOUTH 75°18'10" EAST, A DISTANCE OF 216.13 FEET, TO A POINT;  
 COURSE No. 18: NORTH 43°09'41" EAST, A DISTANCE OF 138.92 FEET, TO A POINT;  
 COURSE No. 19: SOUTH 72°49'45" EAST, A DISTANCE OF 568.34 FEET, TO A POINT;  
 COURSE No. 20: SOUTH 07°38'08" WEST, A DISTANCE OF 98.34 FEET, TO A POINT;  
 COURSE No. 21: SOUTH 75°18'10" EAST, A DISTANCE OF 169.39 FEET, TO A POINT;  
 COURSE No. 22: NORTH 58°22'51" EAST, A DISTANCE OF 284.64 FEET, TO A POINT;  
 COURSE No. 23: NORTH 52°36'34" EAST, A DISTANCE OF 239.36 FEET, TO A POINT;  
 COURSE No. 24: NORTH 14°54'45" WEST, A DISTANCE OF 212.71 FEET, TO A POINT;  
 COURSE No. 25: NORTH 60°13'55" EAST, A DISTANCE OF 382.87 FEET, TO A POINT;  
 COURSE No. 26: NORTH 06°57'54" EAST, A DISTANCE OF 141.23 FEET, TO A POINT;  
 COURSE No. 27: SOUTH 87°59'28" WEST, A DISTANCE OF 112.65 FEET, TO A POINT;  
 COURSE No. 28: NORTH 04°35'59" WEST, A DISTANCE OF 182.11 FEET, TO A POINT;  
 COURSE No. 29: NORTH 73°26'52" EAST, A DISTANCE OF 385.59 FEET, TO A POINT;  
 COURSE No. 30: SOUTH 29°44'51" EAST, A DISTANCE OF 318.75 FEET, TO A POINT;  
 COURSE No. 31: SOUTH 78°18'04" EAST, A DISTANCE OF 202.27 FEET, TO A POINT ON THE  
 AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223 - NORTH SEGMENT,  
 AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72  
 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG  
 THE AFORESAID WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 223 - NORTH  
 SEGMENT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE,  
 BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH  
 A CENTRAL ANGLE OF 05°58'47" TO THE LEFT, AN ARC DISTANCE OF 306.84 FEET, TO THE  
 POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID  
 ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°04'22"  
 WEST, 306.70 FEET;

COURSE No. 2: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A  
 CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF  
 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 32°30'58" TO THE RIGHT, AN ARC  
 DISTANCE OF 1,583.36 FEET, TO A POINT OF REVERSE CURVATURE, A CURVE LEADING  
 SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND  
 DISTANCE OF SOUTH 22°19'54" WEST, 1,562.20 FEET;

COURSE No. 3: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A  
 CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 2,940.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 11°02'52" TO THE LEFT, AN ARC DISTANCE OF 566.89  
 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244  
 WEST, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51  
 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC  
 BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°03'57" WEST,  
 566.01 FEET; RUN THENCE, ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF  
 SAID COUNTY ROAD 244 WEST, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A  
 CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 92°06'36" TO THE RIGHT, AN ARC DISTANCE OF 40.19  
 FEET, TO THE POINT OF TANGENCY OF LAST CURVE, SAID ARC BEING SUBTENDED BY A  
 CHORD BEARING AND DISTANCE OF SOUTH 73°35'49" WEST, 36.00 FEET;

COURSE No. 2: NORTH 60°20'52" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF  
 59.10 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 3: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A  
 CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 2,940.00 FEET,  
 THROUGH A CENTRAL ANGLE OF 21°17'03" TO THE LEFT, AN ARC DISTANCE OF 1,092.15

FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°59'23" WEST, 1,085.88 FEET;

COURSE No. 4: NORTH 81°37'55" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 166.41 FEET, TO THE SOUTHEAST CORNER OF TRACT "D", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG AND AROUND THE BOUNDARIES OF SAID TRACT "D", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: NORTH 08°22'05" EAST, A DISTANCE OF 185.00 FEET, TO A POINT;

COURSE No. 2: NORTH 81°37'55" WEST, A DISTANCE OF 600.00 FEET, TO A POINT;

COURSE No. 3: SOUTH 08°22'05" WEST, A DISTANCE OF 185.00 FEET, TO A POINT, ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: NORTH 81°37'55" WEST, A DISTANCE OF 836.97 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 2: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 42°24'46" TO THE RIGHT, AN ARC DISTANCE OF 721.74 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°25'32" WEST, 705.37 FEET;

COURSE No. 3: RUN THENCE NORTH 39°13'09" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 589.18 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING WESTERLY;

COURSE No. 4: RUN THENCE WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,125.00 FEET, THROUGH A CENTRAL ANGLE OF 35°23'34" TO THE LEFT, AN ARC DISTANCE OF 694.94 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°54'56" WEST, 683.94 FEET;

COURSE No. 5: NORTH 74°36'16" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 46.11 FEET, TO A POINT ON THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED FROM RAYONIER TIMBERLANDS OPERATING COMPANY, LP TO ABERDEEN DEVELOPMENT, LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 2036, PAGE 1214 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE EAST LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2036, PAGE 1214 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: NORTH 02°35'39" WEST, A DISTANCE OF 2,178.32 FEET, TO A POINT

COURSE No. 2: NORTH 62°33'40" WEST, A DISTANCE OF 867.48 FEET, TO A POINT;

COURSE No. 3: NORTH 00°47'16" WEST, A DISTANCE OF 1,893.51 FEET, TO A POINT; RUN THENCE NORTH 89°09'17" EAST, A DISTANCE OF 163.72 FEET, TO A POINT; RUN THENCE SOUTH 54°09'40" EAST, A DISTANCE OF 1,023.00 FEET, TO A POINT; RUN THENCE NORTH 89°12'12" EAST, A DISTANCE OF 595.44 FEET, TO A POINT; RUN THENCE NORTH 00°47'48" WEST, A DISTANCE OF 590.74 FEET, TO A POINT; RUN THENCE NORTH 54°14'10" WEST, A DISTANCE OF 777.71 FEET, TO A POINT, ON THE NORTH LINE OF THE NORTHWEST ¼, OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 27 EAST; RUN THENCE NORTH 89°12'13" EAST, A DISTANCE OF 170.08 FEET, TO THE MONUMENTED NORTH ¼ CORNER OF SAID SECTION 3; RUN THENCE NORTH 89°13'36" EAST, ALONG THE NORTH LINE OF THE NORTHEAST ¼, OF SAID SECTION 3, A DISTANCE OF 2,676.34 FEET, TO THE AFORESAID NORTHWEST CORNER OF SECTION 2, AND THE POINT OF BEGINNING.

PARCEL No. 2

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE EAST ¼ CORNER OF SAID SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°18'45" WEST, ALONG THE NORTH LINE OF THE NORTHEAST ¼, OF SAID SECTION 11, A DISTANCE OF 1,602.25 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THUS DESCRIBED, RUN THENCE SOUTH 02°46'59" EAST, ALONG THE WESTERLY LINE OF THE "DURBIN CROSSING DRP", AS SHOWN ON THAT BOUNDARY SURVEY, PREPARED BY BHR, DATED NOVEMBER 6, 2002, AND SIGNED ON AUGUST 4, 2003, MAP No. 00 314-G, A DISTANCE OF 2,488.19 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 244 EAST, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 244 EAST, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: NORTH 89°06'24" WEST, A DISTANCE OF 197.57 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 2: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 11°45'19" TO THE RIGHT, AN ARC DISTANCE OF 572.42 FEET, TO THE SOUTHEAST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF COUNTY ROAD 244 EAST, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°13'45" WEST, 571.42 FEET; RUN THENCE, ALONG THE BOUNDARIES OF SAID TRACT "A", (STORM WATER MANAGEMENT FACILITY), THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: NORTH 23°36'55" WEST, A DISTANCE OF 225.61 FEET, TO A POINT;

COURSE No. 2: NORTH 55°59'29" WEST, A DISTANCE OF 67.88 FEET, TO A POINT;

COURSE No. 3: NORTH 37°18'05" WEST, A DISTANCE OF 78.59 FEET, TO A POINT;

COURSE No. 4: NORTH 67°41'52" WEST, A DISTANCE OF 171.53 FEET, TO A POINT;

COURSE No. 5: SOUTH 22°18'08" WEST, A DISTANCE OF 250.00 FEET TO A POINT, ON THE AFORESAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 244 EAST; RUN THENCE, ALONG THE AFORESAID NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 244 EAST, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 07°21'01", TO THE LEFT, AN ARC DISTANCE OF 357.92 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°01'23" WEST, 357.67 FEET;

COURSE No. 2: NORTH 60°20'52" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,136.97 FEET, TO THE POINT OF EASTERLY TERMINUS OF COUNTY ROAD 244 WEST, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, NORTHERLY, ALONG SAID TERMINUS OF COUNTY ROAD No. 244 WEST, AND ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°44'10" TO THE RIGHT, AN ARC DISTANCE OF

38.28 FEET, TO THE POINT OF NORTHERLY TERMINUS OF SAID COUNTY ROAD No. 244, (AND ALSO BEING THE SOUTHERLY TERMINUS OF COUNTY ROAD 223-NORTH SEGMENT, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°28'45" WEST, 34.65 FEET; RUN THENCE, ALONG THE EAST RIGHT OF WAY LINE OF AFORESAID COUNTY ROAD 223-NORTH SEGMENT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 11°12'02", TO THE RIGHT, AN ARC DISTANCE OF 545.41 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING NORTHERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°59'22" EAST, 544.54 FEET;

COURSE No. 2: CONTINUE THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 23°02'27", TO THE LEFT, AN ARC DISTANCE OF 1,182.28 FEET, TO THE SOUTHWEST CORNER OF TRACT "A", (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF COUNTY ROAD 223-NORTH SEGMENT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°04'10" EAST, 1,174.33 FEET; RUN THENCE, NORTH 89°18'45" E, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "A", (STORM WATER MANAGEMENT FACILITY), AND THEN ALONG AN EASTERLY PROLONGATION THEREOF, A DISTANCE OF 1,580.67 FEET, TO THE POINT OF BEGINNING.

**PARCEL No. 3**

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF COUNTY ROAD 244 EAST, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE WESTERLY LINE OF THAT SPECIAL WARRANTY DEED FROM TERRAPOINTE, LLC TO THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 2 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND RUN THENCE, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 2 OF THE PUBLIC RECORDS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 23°21'27" WEST, A DISTANCE OF 682.10 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY;

COURSE No. 2: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 1,940.59 FEET, THROUGH A CENTRAL ANGLE OF 11°08'23" TO THE LEFT, AN ARC DISTANCE OF 377.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°47'16" WEST, 376.70 FEET;

COURSE No. 3: SOUTH 12°13'04" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 279.30 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 4: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 57°43'18" TO THE RIGHT, AN ARC DISTANCE OF 554.16

FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°04'43" WEST, 331.02 FEET;

COURSE No. 5: SOUTH 69°56'22" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 310.19 FEET, TO A POINT ON THE PROPOSED EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: NORTH 20°16'50" WEST, A DISTANCE OF 1,223.01 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 2: RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 1,435.00 FEET, THROUGH A CENTRAL ANGLE OF 46°42'47" TO THE RIGHT, AN ARC DISTANCE OF 1,169.95 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°04'34" EAST, 1,137.82 FEET;

COURSE No. 3: NORTH 26°25'57" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 215.19 FEET TO A POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 4: THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 93°13'11" TO THE RIGHT, AN ARC DISTANCE OF 40.67 FEET, TO A POINT AT THE SOUTHEAST TERMINUS OF COUNTY ROAD 244 WEST, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO BEING THE SOUTHWEST TERMINUS OF COUNTY ROAD 244 EAST, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°02'33" EAST, 36.33 FEET; RUN THENCE, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 244 EAST, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 60°20'52" EAST, A DISTANCE OF 1,126.08 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 2: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 07°20'45" TO THE LEFT, AN ARC DISTANCE OF 376.93 FEET, TO A POINT ON THE AFORESAID WESTERLY LINE OF THAT SPECIAL WARRANTY DEED FROM TERRAPOINTE, LLC TO THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 2 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°01'15" EAST, 376.68 FEET TO THE POINT OF BEGINNING.

#### **PARCEL No. 4**

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 10, AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED FROM ABERDEEN DEVELOPMENT, LLC. TO D.R. HORTON, INC.-JACKSONVILLE, RECORDED IN

OFFICIAL RECORDS BOOK 2592, PAGE 1106, PARCEL "CC2-B", AS RECORDED IN THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, LEADING SOUTHEASTERLY, AND HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 35°14'31" TO THE RIGHT, AN ARC DISTANCE OF 599.71 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°50'25" EAST, 590.30 FEET;

COURSE No. 2: SOUTH 39°13'09" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 589.18 FEET TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 3: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,125.00 FEET, THROUGH A CENTRAL ANGLE OF 42°24'46" TO THE LEFT, AN ARC DISTANCE OF 832.77 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°25'32" EAST, 813.89 FEET;

COURSE No. 4: SOUTH 81°37'55" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 833.35 FEET, TO THE NORTHWEST CORNER OF TRACT "C", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG THE AFORESAID BOUNDARIES OF SAID TRACT "C", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 08°22'05" WEST, A DISTANCE OF 276.26 FEET, TO A POINT;

COURSE No. 2: SOUTH 81°37'55" EAST, A DISTANCE OF 150.00 FEET, TO A POINT;

COURSE No. 3: NORTH 08°22'05" EAST, A DISTANCE OF 276.26 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 81°37'55" EAST, A DISTANCE OF 620.03 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 2: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 21°17'03" TO THE RIGHT, AN ARC DISTANCE OF 1,036.43 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°59'24" EAST, 1,030.48 FEET;

COURSE No. 3: SOUTH 60°20'52" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 89.86 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK \_\_, PAGES \_\_ THROUGH \_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (UNRECORDED AT THE TIME OF THIS SURVEY); RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD No. 223, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 86°46'49" TO THE RIGHT, AN ARC DISTANCE OF 37.87 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°57'28" EAST, 34.35 FEET;

COURSE No. 2: SOUTH 26°25'57" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 225.32 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY;

COURSE No. 3: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE,

BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1,565.00 FEET, THROUGH A CENTRAL ANGLE OF 46°42'47" TO THE LEFT, AN ARC DISTANCE OF 1,275.94 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°04'34" WEST, 1,240.89 FEET;

COURSE No. 4: THENCE SOUTH 20°16'50" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,300.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 5: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,115.00 FEET, THROUGH A CENTRAL ANGLE OF 15°56'43" TO THE LEFT, AN ARC DISTANCE OF 310.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°15'12" EAST, 309.30 FEET;

COURSE No. 6: SOUTH 36°13'33" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 127.42 FEET TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 7: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,075.00 FEET, THROUGH A CENTRAL ANGLE OF 21°37'18" TO THE RIGHT, AN ARC DISTANCE OF 405.67 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 130 FOOT JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°24'34" EAST, 403.27 FEET; RUN THENCE NORTH 87°48'17" WEST, ALONG THE SOUTHERLY LINE OF SAID 130 JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT A DISTANCE OF 5,464.30 FEET, TO A POINT; RUN THENCE NORTH 02°12'14" EAST, A DISTANCE OF 130.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID 130 JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT, AND TO THOSE LANDS CURRENTLY OWNED BY TERRAPOINTE, LLC (ST. JOHNS COUNTY PROPERTY APPRAISER PIN No. 009820-0000); RUN THENCE, ALONG THE EASTERLY LINE OF SAID LANDS, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

COURSE No. 1: NORTH 02°12'31" EAST, A DISTANCE OF 13.76 FEET, TO A POINT;  
 COURSE No. 2: NORTH 08°06'39" WEST, A DISTANCE OF 61.28 FEET, TO A POINT;  
 COURSE No. 3: NORTH 17°44'02" WEST, A DISTANCE OF 58.82 FEET, TO A POINT;  
 COURSE No. 4: NORTH 16°13'26" WEST, A DISTANCE OF 75.06 FEET, TO A POINT;  
 COURSE No. 5: NORTH 36°35'43" WEST, A DISTANCE OF 53.76 FEET, TO A POINT;  
 COURSE No. 6: NORTH 59°59'17" WEST, A DISTANCE OF 51.86 FEET, TO A POINT;  
 COURSE No. 7: SOUTH 66°20'34" WEST, A DISTANCE OF 55.00 FEET, TO A POINT;  
 COURSE No. 8: SOUTH 89°30'12" WEST, A DISTANCE OF 54.54 FEET, TO A POINT;  
 COURSE No. 9: NORTH 51°57'40" WEST, A DISTANCE OF 121.11 FEET, TO A POINT;  
 COURSE No. 10: NORTH 32°20'52" EAST, A DISTANCE OF 63.05 FEET, TO A POINT;  
 COURSE No. 11: SOUTH 81°43'48" EAST, A DISTANCE OF 29.80 FEET, TO A POINT;  
 COURSE No. 12: NORTH 47°24'09" EAST, A DISTANCE OF 68.19 FEET, TO A POINT;  
 COURSE No. 13: NORTH 52°43'33" EAST, A DISTANCE OF 61.65 FEET, TO A POINT;  
 COURSE No. 14: NORTH 17°24'00" EAST, A DISTANCE OF 49.98 FEET, TO A POINT;  
 COURSE No. 15: NORTH 44°41'32" EAST, A DISTANCE OF 21.98 FEET, TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED FROM UNITED WATERWORKS INC., TO UNITED WATER FLORIDA, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 1275, PAGE 1675 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1275, PAGE 1675 OF SAID PUBLIC RECORDS, THE FOLLOWING TWENTY (20) COURSES AND DISTANCES:  
 COURSE No. 1: NORTH 46°45'00" EAST, A DISTANCE OF 42.22 FEET, TO A POINT;

COURSE No. 2: NORTH 44°11'11" EAST, A DISTANCE OF 43.68 FEET, TO A POINT;  
 COURSE No. 3: NORTH 29°41'44" EAST, A DISTANCE OF 52.57 FEET, TO A POINT;  
 COURSE No. 4: NORTH 07°22'10" WEST, A DISTANCE OF 53.59 FEET, TO A POINT;  
 COURSE No. 5: NORTH 22°12'29" WEST, A DISTANCE OF 41.48 FEET, TO A POINT;  
 COURSE No. 6: NORTH 14°48'35" WEST, A DISTANCE OF 50.22 FEET, TO A POINT;  
 COURSE No. 7: NORTH 26°50'02" WEST, A DISTANCE OF 54.89 FEET, TO A POINT;  
 COURSE No. 8: NORTH 00°03'59" WEST, A DISTANCE OF 74.72 FEET, TO A POINT;  
 COURSE No. 9: NORTH 19°45'34" EAST, A DISTANCE OF 60.57 FEET, TO A POINT;  
 COURSE No. 10: NORTH 20°55'41" EAST, A DISTANCE OF 59.57 FEET, TO A POINT;  
 COURSE No. 11: NORTH 32°21'34" EAST, A DISTANCE OF 46.52 FEET, TO A POINT;  
 COURSE No. 12: NORTH 30°48'52" EAST, A DISTANCE OF 56.66 FEET, TO A POINT;  
 COURSE No. 13: NORTH 20°44'51" EAST, A DISTANCE OF 46.62 FEET, TO A POINT;  
 COURSE No. 14: NORTH 04°21'12" EAST, A DISTANCE OF 47.91 FEET, TO A POINT;  
 COURSE No. 15: NORTH 06°57'45" EAST, A DISTANCE OF 63.14 FEET, TO A POINT;  
 COURSE No. 16: NORTH 01°38'15" EAST, A DISTANCE OF 64.55 FEET, TO A POINT;  
 COURSE No. 17: NORTH 09°03'59" EAST, A DISTANCE OF 60.87 FEET, TO A POINT;  
 COURSE No. 18: NORTH 01°37'26" EAST, A DISTANCE OF 59.40 FEET, TO A POINT;  
 COURSE No. 19: NORTH 10°27'44" EAST, A DISTANCE OF 50.01 FEET, TO A POINT;  
 COURSE No. 20: NORTH 53°03'27" EAST, A DISTANCE OF 33.22 FEET, TO A POINT, ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED, FROM RAYONIER TIMBERLANDS OPERATING COMPANY, LP TO ABERDEEN DEVELOPMENT, LLC. AND RECORDED IN OFFICIAL RECORDS BOOK 2036, PAGE 1046 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 87°48'21" EAST, ALONG THE AFORESAID SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 716.57 FEET, TO THE SOUTHEAST CORNER OF LAST SAID LANDS; RUN THENCE, ALONG THE EASTERLY LINE OF LAST SAID LANDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
 COURSE No. 1: NORTH 03°57'40" WEST, A DISTANCE OF 3,162.69 FEET, TO A POINT;  
 COURSE No. 2: NORTH 02°35'39" WEST, A DISTANCE OF 263.84 FEET TO AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, AND THE POINT OF BEGINNING.

**PARCEL No. 5**

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 11, 13, 14, 23, AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF LOT 37, CIMARRONE UNIT 10, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 48, PAGES 25 THROUGH 29, INCLUSIVELY OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE WESTERLY BOUNDARY OF SAID CIMARRONE UNIT 10, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 09°51'40" EAST, A DISTANCE OF 150.00 FEET, TO A POINT;  
 COURSE No. 2: SOUTH 30°03'57" EAST, A DISTANCE OF 640.00 FEET, TO A POINT;  
 COURSE No. 3: SOUTH 51°52'02" EAST, A DISTANCE OF 107.70 FEET, TO A POINT;  
 CONTINUE THENCE, ALONG THE AFORESAID WESTERLY BOUNDARY OF CIMARRONE UNIT 10, AND THEN ALONG THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED FROM CORDELE PROPERTIES, INC. TO LINKSCORP FLORIDA CIMARRONE, LLC., AS RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 624 (GOLF PARCEL "E"), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 30°03'57" EAST, A DISTANCE OF 922.77 FEET, TO A POINT;  
 COURSE No. 2: SOUTH 15°46'01" EAST, A DISTANCE OF 526.24 FEET, TO A POINT;  
 CONTINUE ALONG THE AFORESAID WESTERLY BOUNDARY OF SAID LANDS RECORDED  
 IN OFFICIAL RECORDS BOOK 1422, PAGE 624 (GOLF PARCEL "E"), AND THEN ALONG THE  
 WESTERLY BOUNDARY OF CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, AS SHOWN  
 ON THE PLAT THEREOF, RECORDED IN MAP BOOK 23, PAGES 6 THROUGH 14,  
 INCLUSIVELY, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE  
 FOLLOWING NINE (9) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 01°42'01" EAST, A DISTANCE OF 197.29 FEET, TO A POINT;  
 COURSE No. 2: SOUTH 00°44'02" WEST, A DISTANCE OF 247.20 FEET, TO A POINT;  
 COURSE No. 3: SOUTH 06°06'42" EAST, A DISTANCE OF 257.22 FEET, TO A POINT;  
 COURSE No. 4: SOUTH 14°15'04" EAST, A DISTANCE OF 333.84 FEET, TO A POINT;  
 COURSE No. 5: SOUTH 13°23'53" EAST, A DISTANCE OF 314.62 FEET, TO A POINT;  
 COURSE No. 6: SOUTH 06°37'12" EAST, A DISTANCE OF 427.25 FEET, TO A POINT;  
 COURSE No. 7: SOUTH 10°27'33" EAST, A DISTANCE OF 249.31 FEET, TO A POINT;  
 COURSE No. 8: SOUTH 02°33'14" EAST, A DISTANCE OF 266.01 FEET, TO A POINT;  
 COURSE No. 9: SOUTH 23°52'29" WEST, A DISTANCE OF 397.45 FEET, TO A POINT;  
 CONTINUE ALONG THE AFORESAID WESTERLY BOUNDARY OF CIMARRONE GOLF &  
 COUNTRY CLUB UNIT ONE, AND THEN ALONG THE WESTERLY BOUNDARY OF THOSE  
 LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED FROM CORDELE PROPERTIES,  
 INC. TO LINKSCORP FLORIDA CIMARRONE, LLC., AS RECORDED IN OFFICIAL RECORDS  
 BOOK 1422, PAGE 624 (GOLF PARCEL "E"), THE FOLLOWING FOUR (4) COURSES AND  
 DISTANCES:

COURSE No. 1: SOUTH 15°52'12" WEST, A DISTANCE OF 516.88 FEET, TO A POINT;  
 COURSE No. 2: SOUTH 37°33'25" WEST, A DISTANCE OF 291.42 FEET, TO A POINT  
 COURSE No. 3: SOUTH 32°05'35" WEST, A DISTANCE OF 121.77 FEET, TO A POINT;  
 COURSE No. 4: SOUTH 41°52'37" WEST, A DISTANCE OF 497.41 FEET, TO THE SOUTHEAST  
 CORNER OF THOSE LANDS CURRENTLY IN POSSESSION OF THE JEA (JACKSONVILLE  
 ELECTRIC AUTHORITY) UTILITY SITE, ST. JOHNS COUNTY PROPERTY APPRAISER PIN  
 009970 0060; RUN THENCE, ALONG THE BOUNDARIES OF SAID JEA UTILITY SITE, THE  
 FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: NORTH 42°27'20" WEST, A DISTANCE OF 45.98 FEET, TO A POINT;  
 COURSE No. 2: SOUTH 47°25'36" WEST, A DISTANCE OF 50.00 FEET, TO A POINT;  
 COURSE No. 3: NORTH 42°11'47" WEST, A DISTANCE OF 14.98 FEET, TO THE NORTHEAST  
 CORNER OF THOSE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED FROM  
 RAYONIER TIMBERLANDS OPERATING COMPANY, L.P. TO THE ADVISORY BOARD OF THE  
 NORTH FLORIDA DISTRICT, CHURCH OF THE NAZARENE, INC., AS RECORDED IN  
 OFFICIAL RECORDS BOOK 1031, PAGES 211 AND OFFICIAL RECORDS BOOK 1031, PAGE  
 214, (ST. JOHNS COUNTY PROPERTY APPRAISER PIN 009970-0080); RUN THENCE, ALONG  
 THE NORTHERLY, AND THEN WESTERLY BOUNDARY OF LAST SAID LANDS, THE  
 FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 48°06'23" WEST, A DISTANCE OF 189.64 FEET, TO A POINT;  
 COURSE No. 2: SOUTH 39°11'51" WEST, A DISTANCE OF 255.85 FEET, TO A POINT;  
 COURSE No. 3: SOUTH 42°32'02" EAST, A DISTANCE OF 881.82 FEET, TO A POINT ON THE  
 NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD No. C-210, (A 100 FOOT PUBLIC  
 ROAD RIGHT OF WAY, FORMERLY STATE ROAD No. S-210, AS SHOWN ON THE STATE OF  
 FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION No. 7851-251, DATED  
 AUGUST 28, 1951, AND LAST REVISED ON JANUARY 2, 1952); RUN THENCE, ALONG SAID  
 NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD No. C-210, THE FOLLOWING TWO (2)  
 COURSES AND DISTANCES:

COURSE No. 1: SOUTH 47°23'56" WEST, A DISTANCE OF 1,965.25 FEET TO THE POINT OF

## CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 438.20 FEET, THROUGH A CENTRAL ANGLE OF  $14^{\circ}31'38''$  TO THE RIGHT, AN ARC DISTANCE OF 111.10 FEET, TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN THAT WARRANTY DEED FROM ERNEST D. GRACE, JR AND DOLORES W. GRACE TO APADANA INVESTMENTS, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 2396, PAGE 69 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $54^{\circ}39'45''$  WEST, 110.81 FEET; RUN THENCE, ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396, PAGE 69 OF SAID PUBLIC RECORDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: NORTH  $01^{\circ}54'46''$  WEST, A DISTANCE OF 1,028.91 FEET, TO A POINT;

COURSE No. 2: NORTH  $89^{\circ}12'49''$  WEST, A DISTANCE OF 1,296.71 FEET, TO THE NORTHEAST CORNER OF THOSE LANDS CURRENTLY OWNED BY HELOW PROPERTIES, LTD. (ST. JOHNS COUNTY PROPERTY APPRAISER PIN 009940-0050); RUN THENCE NORTH  $61^{\circ}45'18''$  WEST, ALONG LAST SAID LINE, A DISTANCE OF 1,441.28 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK \_\_, PAGES \_\_ THROUGH \_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (UNRECORDED AT THE TIME OF THIS SURVEY); RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: NORTH  $32^{\circ}12'05''$  EAST, A DISTANCE OF 1,362.44 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY;

COURSE No. 2: RUN THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 985.00 FEET, THROUGH A CENTRAL ANGLE OF  $41^{\circ}24'07''$  TO THE LEFT, AN ARC DISTANCE OF 711.76 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $11^{\circ}30'02''$  EAST, 696.38 FEET;

COURSE No. 3: NORTH  $09^{\circ}12'02''$  WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 6,390.61 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 4: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,115.00 FEET, THROUGH A CENTRAL ANGLE OF  $10^{\circ}29'12''$  TO THE LEFT, AN ARC DISTANCE OF 220.55 FEET, TO A POINT, ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED FROM TERRAPOINTE, LLC. TO THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 2 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $14^{\circ}25'58''$  WEST, 220.24 FEET; RUN THENCE SOUTH  $88^{\circ}01'21''$  EAST, ALONG LAST SAID LINE, A DISTANCE OF 2,083.05 FEET, TO THE WESTERLY LINE OF THE "DURBIN CROSSING DRI"; RUN THENCE, ALONG THE WESTERLY LINE OF SAID "DURBIN CREEK DRI", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: SOUTH  $02^{\circ}46'59''$  EAST, A DISTANCE OF 425.12 FEET, TO A POINT;

COURSE No. 2: SOUTH  $30^{\circ}30'08''$  EAST, A DISTANCE OF 2,271.58 FEET, TO A POINT;

COURSE No. 3: NORTH  $34^{\circ}09'08''$  EAST, A DISTANCE OF 761.16 FEET TO AFORESAID NORTHWESTERLY CORNER OF LOT 37, CIMARRONE UNIT 10, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 48, PAGES 25 THROUGH 29, INCLUSIVELY, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

**PARCEL No. 6**

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE SOUTHWEST ¼, OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), COUNTY ROAD No. 223-NORTH SEGMENT, AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223 - NORTH SEGMENT, AS SHOWN ON THE AFORESAID PLAT; RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 05°45'10" TO THE RIGHT, AN ARC DISTANCE OF 295.20 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°57'01" EAST, 295.07 FEET;

COURSE No. 2: RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 23°27'43" TO THE RIGHT, AN ARC DISTANCE OF 1,142.47 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST ¼, OF SAID SECTION 2, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°48'17" EAST, 1,134.50 FEET; RUN THENCE SOUTH 02°21'59" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ¼, (AND ALSO BEING THE WEST LINE OF THE SOUTHEAST ¼, OF SAID SECTION 2), A DISTANCE OF 1,367.42 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF COUNTY ROAD No. 223-NORTH SEGMENT; RUN THENCE SOUTH 89°18'45" WEST, ALONG THE AFORESAID NORTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 449.52 FEET, TO THE POINT OF BEGINNING.

**EXHIBIT B**

**Permitted Encumbrances**

The Land is conveyed subject to and Grantor makes no warranty as to the following (provided none of the references to the Permitted Encumbrances set forth below shall serve to create, re-impose, encumber, or otherwise validate any of the same on the Land, as the same are only set forth herein for purposes of limiting Grantor's warranty as to the Permitted Encumbrances):

1. General or special ad valorem taxes, and any regular or special assessments, including but not limited to any community development district assessments, and any liens therefore for any of the foregoing required to be paid for the years 2009, 2010, and any subsequent or prior years.
2. Easement by instrument recorded in Deed Book 196, Page 101, of the public records of St. Johns County, Florida (as to Parcel 5 only).
3. Easement by instrument recorded in Official Records Book 878, Page 1152, of the public records of St. Johns County, Florida as affected by Assignment of Rights in Easements dated November 9, 2006, recorded in Official Records Book 2815, Page 1058 of the public records of St. Johns County, Florida(as to Parcel 5 only).
4. Easement by instrument recorded in Official Records Book 2586, Page 6, of the public records of St. Johns County, Florida as affected by Assignment of Rights in Easements dated November 9, 2006, recorded in Official Records Book 2815, Page 1058 of the public records of St. Johns County, Florida(as to Parcel 3 only).
5. Easement recorded in Official Records Book 1462, Page 1057, of the public records of St. Johns County, Florida(as to Parcel 4 only).
6. Proposed Stormwater Management Parcels and New Roadway Facilities and related matters contemplated by that certain unrecorded Right of Way Contribution Agreement between Terrapointe LLC and The St. Joe Company effective as of October 24, 2005( as to Parcels 3, 4 and 5 only) as affected by that certain unrecorded Partial Assignment of Right of Way Contribution Agreement by and between Terrapointe, LLC and 223 Developers, LLC dated as of November 9, 2006, copies of which are in the possession of the Grantor and the Grantee.
7. That certain mortgage from 223 Developers, LLC, a Delaware limited liability company to Terrapointe, LLC, a Delaware limited liability company, filed of record November 13, 2006 in Official Records Book 2815, Page 1077, in the original principal amount of \$17,500,000.00., and the terms and conditions thereof.
8. Assignment of Rents and Leases from 223 Developers, LLC, a Delaware limited liability company to Terrapointe, LLC, a Delaware limited liability company, filed of record November 13, 2006 in Official Records Bok 2815, Page 1103.

**EXHIBIT C**

**Confirmed Plan of Reorganization**

COPY

# 1069



IT IS HEREBY ADJUDGED and DECREED that the below described is SO ORDERED.

Dated: May 24, 2010

*Craig A. Gargotta*  
CRAIG A. GARGOTTA  
UNITED STATES BANKRUPTCY JUDGE

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IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF TEXAS  
AUSTIN DIVISION

In re	§	Chapter 11
	§	
CRESCENT RESOURCES, LLC, et al.,	§	Case No. 09-11507 (CAG)
	§	
Debtors.	§	Jointly Administered
	§	

**FINDINGS OF FACT, CONCLUSIONS OF LAW,  
AND ORDER CONFIRMING DEBTORS' REVISED  
SECOND AMENDED JOINT PLAN OF REORGANIZATION  
UNDER CHAPTER 11 OF THE BANKRUPTCY CODE (AS MODIFIED)**

The Debtors' Revised Second Amended Joint Plan of Reorganization under Chapter 11 of the Bankruptcy Code (as may be further modified, the "Plan") having been filed with the Bankruptcy Court<sup>1</sup> by Crescent Resources, LLC and its affiliated debtors in the above-referenced chapter 11 cases, as debtors and debtors in possession (collectively, the "Debtors")<sup>2</sup>,

<sup>1</sup> Capitalized terms not defined herein shall have the meaning ascribed to such terms in the Plan.

<sup>2</sup> A list of the Debtors in these chapter 11 cases is attached hereto as Exhibit A. Please notice that Rm Golf Investors, LLC does not appear on Exhibit A because such entity has been withdrawn from the Plan. Please further note that Hampton Ridge Developers, LLC; Club Villas Developers, LLC; Brooksville East Developers, LLC;

on March 31, 2010 [Docket No. 880]; and the Modifications to Debtors' Revised Second Amended Joint Plan of Reorganization under Chapter 11 of the Bankruptcy Code (the "Plan Modification") having been filed with the Bankruptcy Court by the Debtors on May 18, 2010 [Docket No. 1031]; and the Supplemental Modifications to Debtors' Revised Second Amended Joint Plan of Reorganization under Chapter 11 of the Bankruptcy Code (the "Plan Modification") having been filed with the Bankruptcy Court by the Debtors on May 19, 2010 [Docket No. 1054]; and the supplement to the Plan (as the documents contained therein may be further amended or supplemented, the "Plan Supplement") having been filed with the Bankruptcy Court by the Debtors on April 20, 2010 and modified April 30, 2010, May 7, May 12, 2010, May 13, 2010, May 17, 2010, and May 18, 2010 [Docket Nos. 935, 971, 987, 999, 1007, 1018, and 1039]; and the Bankruptcy Court having entered, after due notice and a hearing, an order [Docket No. 860] (the "Disclosure Statement Order"), dated March 25, 2010, (i) approving the proposed disclosure statement (the "Disclosure Statement"); (ii) approving the procedures to solicit acceptances of the Debtors' proposed Plan, and (iii) scheduling a hearing and establishing notice and objection procedures for confirmation of the Debtors' proposed Plan (the "Confirmation Hearing"); and the Disclosure Statement and Plan having been distributed or made available to holders of Claims against and Equity Interests in the Debtors and other parties in interest as provided in the Disclosure Statement Order; and the hearing to consider confirmation of the Plan having been held before the Bankruptcy Court on May 20, 2010 (the "Confirmation Hearing"); and due notice of the Plan and the Confirmation Hearing having been provided to holders of Claims against and Equity Interests in the Debtors and other parties in interest in accordance with the Disclosure Statement Order, title 11 of the United States Code (the "Bankruptcy Code"),

Hawk's Haven Developers, LLC; and Hawk's Haven Golf Course Community Developers, LLC do not appear on Exhibit A because the Debtors are seeking to continue confirmation of the Plan with respect to such entities.

and the Federal Rules of Bankruptcy Procedure (the "Bankruptcy Rules"), as established by the affidavits of service, mailing, and/or publication filed with the Bankruptcy Court (the "Notice Affidavits"),<sup>3</sup> and such notice being sufficient under the circumstances and no further notice being required; and after full consideration of (i) the Debtors' memorandum of law in support of confirmation of the Plan, dated May 18, 2010 [Docket No. 1033] (the "Confirmation Memorandum of Law"); (ii) the declaration in support of confirmation of the Plan, filed May 18, 2010, by Andrew D. J. Hede [Docket No. 1034] (the "Hede Declaration"); (iii) the declaration filed by the Debtors' Court-appointed voting and solicitation agent, Financial Balloting Group, LLC ("FBG"), dated May 18, 2010, regarding the methodology applied to the tabulation of the voting results with respect to Plan [Docket No. 1023] (the "FBG Declaration"); (iv) each of the objections to confirmation of the Plan (the "Objections"); and (v) the Debtors' omnibus response to the Objections filed May 18, 2010 [Docket No. 1035]; and all Objections having been withdrawn, resolved, or otherwise overruled or addressed as set forth herein or by separate further order of the Bankruptcy Court; and upon all of the proceedings had before the Bankruptcy Court and upon the arguments of counsel and all of the evidence adduced at the Confirmation Hearing; and the Bankruptcy Court having determined based upon all of the foregoing that the Plan should be confirmed, as reflected by the Bankruptcy Court's rulings made herein and at the Confirmation Hearing; and after due deliberation and sufficient cause appearing therefor, the Bankruptcy Court hereby

**FINDS, DETERMINES, AND CONCLUDES THAT:**

A. Findings and Conclusions. The findings and conclusions set forth herein and in the record of the Confirmation Hearing constitute the Bankruptcy Court's findings of fact and

<sup>3</sup> The Notice Affidavits have been filed at Docket Nos. 891, 900, and 937.

Bankruptcy Rules for the United States Bankruptcy Court for the Western District of Texas (the "Local Rules").

H. Plan Supplement. On April 20, 2010, the Debtors filed the Plan Supplement, which, as amended from time to time, includes the following documents: (i) the terms of the Exit Facility Agreement, (ii) the terms of the Second Lien Facility, (iii) the form of the Crescent Investment Operating Agreement, (iv) the form of the Amended Crescent Holdings Operating Agreement, (v) the form of the Amended Crescent Resources Operating Agreement, (vi) the schedule of executory contracts and unexpired leases listed on Schedule 11.1, (vii) the schedule of executory contracts listed on Schedule 11.8, (viii) the schedule of executory contracts listed on Schedule 11.10, (ix) the form of the Litigation Trust Agreement, (x) the identity of the Person to serve as the Chief Executive Officer of Reorganized Crescent Holdings, (xi) information regarding the selection of the Persons to serve as members of the board of managers pursuant to Section 12.4 of the Plan, (xii) the list of Debtors to be dissolved pursuant to Section 7.8 of the Plan, and (xiii) the list of assets to be transferred pursuant to Section 7.8 of the Plan. All such materials comply with the terms of the Plan, and the filing and notice of such documents was good and proper and in accordance with the Bankruptcy Code, the Bankruptcy Rules and the Local Rules, and no other or further notice is or shall be required.

Compliance with the Requirements of Section 1129 of the Bankruptcy Code

I. Burden of Proof. The Debtors, as proponents of the Plan, have met their burden of proving the elements of sections 1129 of the Bankruptcy Code by a preponderance of the evidence, which is the applicable evidentiary standard.

J. Bankruptcy Rule 3016(a). The Plan is dated and identifies the Debtors as the Plan proponents, thereby satisfying Bankruptcy Rule 3016(a).

any securities under the Plan, and therefore are not, and on account of such offer, issuance, and solicitation will not be, liable at any time for any violation of any applicable law, rule, or regulation governing the solicitation of acceptances or rejections of the Plan or the offer, issuance, sale, or purchase of any securities under the Plan and are entitled to the protections afforded by section 1125(e) of the Bankruptcy Code and the exculpation provisions set forth in Section 14.6 of the Plan.

Compliance with Section 1126 of the Bankruptcy Code

FF. Acceptance of Plan (11 U.S.C. § 1126). Pursuant to section 1126 of the Bankruptcy Code, the Plan has been accepted by the Accepting Impaired Classes.

Compliance with Bankruptcy Rule 3019

GG. Plan Modification (11 U.S.C. § 1127 and Bankruptcy Rule 3019). Based on the record before the Court, the Plan Modification satisfies the requirements of Bankruptcy Rule 3019. All holders of claims and Equity interests that voted to accept the Plan are deemed to accept the Plan as modified by the Plan Modification.

Plan Implementation

HH. The terms of the Plan, including without limitation the Plan Supplement and all exhibits and schedules thereto, and all other documents filed in connection with the Plan and/or executed or to be executed in connection with the transactions contemplated by the Plan, and all amendments and modifications of any of the foregoing, including, without limitation, the Exit Facility Agreement and all related exhibits and supplements (collectively, the "Plan Documents") are incorporated by reference, are, except as addressed herein or in any future order of the Bankruptcy Court contemplated by this Confirmation Order, proper in all respects, and constitute an integral part of this Confirmation Order.

is authorized by, and will not conflict with, the terms of the Plan or this Confirmation Order. The financial accommodations to be extended pursuant to the Exit Facility Agreement are being extended in good faith, for legitimate business purposes, are reasonable, and shall not be subject to recharacterization for any purposes whatsoever. Moreover, the Exit Facility (including, without limitation, any and all terms, conditions and covenants thereof) has been negotiated in good faith and at arms' length with each of the parties thereto and each party thereto may rely on the provisions of this Confirmation Order in closing the Exit Facility.

LL. Distribution of Securities. Pursuant to section 1145 of the Bankruptcy Code, the issuance of the Reorganized Equity Interests is exempt from the requirements of the Securities Act of 1933, as amended, and all rules and regulations promulgated thereunder, and applicable state securities laws.

MM. Class 473. TerraPointe LLC ("TerraPointe"), has elected to accept the Debtors' conveyance of the Collateral securing Terrapointe's 223 Developers Secured Claim in full satisfaction of Terrapointe's 223 Developers Secured Claim under the Plan by a special warranty deed and a bill of sale and assignment in the forms attached to the Stipulation on file at [Docket No. 1044].

Executory Contracts and Unexpired Leases

NN. The Debtors have exercised sound business judgment in determining whether to assume or reject each of their executory contracts and unexpired leases pursuant to Article XI of the Plan. Each assumption or rejection of an executory contract or unexpired lease as provided in Article XI of the Plan shall be legal, valid, and binding upon the applicable Reorganized Debtor and all non-debtor counterparties to such contracts or leases, all to the same extent as if such assumption or rejection has been effectuated pursuant to an appropriate authorizing order of the Bankruptcy Court before the Confirmation Date under section 365 of the Bankruptcy Code.

of the Bankruptcy Code, the Bankruptcy Rules, and the Local Rules. The solicitation of votes on the Plan complied with the solicitation procedures in the Disclosure Statement Order and were appropriate and satisfactory based upon the circumstances of the Debtors' Chapter 11 Cases, and were in compliance with the provisions of the Bankruptcy Code, the Bankruptcy Rules, and the Local Rules.

2. Confirmation. The Plan in the form annexed hereto as Exhibit B, and each of its provisions, except as provided in this Confirmation Order or future order of this Bankruptcy Court contemplated by this Confirmation Order, shall be, and hereby is, confirmed under section 1129 of the Bankruptcy Code with respect to the Debtors listed on Exhibit A annexed hereto. The terms of the Plan Documents are incorporated by reference into and are an integral part of the Plan and this Confirmation Order.

3. Plan Modification. The Plan Modification is approved.

4. Objections. All objections, responses, statements, and comments in opposition to the Plan, other than those withdrawn with prejudice in their entirety prior to the Confirmation Hearing or otherwise resolved on the record of the Confirmation Hearing and/or herein or addressed by this Confirmation Order or any future order of the Bankruptcy Court contemplated by this Confirmation Order are overruled for the reasons stated on the record.

5. Binding Effect. Except as otherwise provided in section 1141(d)(3) of the Bankruptcy Code, on or after entry of this Confirmation Order and subject to the occurrence of the Effective Date, the provisions of the Plan shall bind (i) any holder of a Claim against or Equity Interest in the Debtors and their respective successors and assigns, whether or not such Claim or Equity Interest of such holder is impaired under the Plan and whether or not such holder has filed a proof of claim or accepted the Plan, (ii) any and all non-debtor parties to

59. Class 473. The Debtors are authorized to execute and deliver special warranty deed and a bill of sale and assignment in the forms attached to the Stipulation on file at [Docket No. 1044] so as to convey the Collateral securing Terrapointe's 223 Developers Secured Claim in full satisfaction of Terrapointe's 223 Developers Secured Claim under the Plan.

60. The Advisory Board of Governors of The Point Lake and Golf Club Objection. None of the release and discharge provisions of the Plan, nor any provisions of this Order shall discharge, release, or relieve the Reorganized Debtor from their Obligations under the assumed executory contracts, including the Subscription Agreement and Membership Plan.

61. The Fulmer Trust Objection. To the extent that, as of the Commencement Date, the Fulmer Trust or its trustees had a valid right of setoff, recoupment, and/or rescission under applicable non-bankruptcy law, such right shall not be affected by the Plan or this Order; provided, however, that this Order is not a determination of any such right of setoff, recoupment, and/or rescission and the rights of all parties with respect thereto are unaffected by this Order.

62. John Hancock Life Insurance Company Objection. The discharge and release provisions embodied in Article XIV of the Plan shall not discharge or release Phipps Towers Associates Holdings, LLC, a non-Debtor, from its obligations under that certain Limited Liability Company Agreement of Phipps Tower Associates, LLC, dated as of March 5, 2008 (as amended by that certain Amendment to the Limited Liability Company Agreement of Phipps Tower Associates, LLC, dated as of June 9, 2009).

63. Regions Bank Objection. Neither the discharge and release provisions embodied in Article XIV of the Plan, nor any provisions in this Order, shall discharge or release Phipps Towers Associates, LLC, a non-Debtor, from its obligations under (i) the loan documents evidencing a construction loan made by Regions Bank on or about March 5, 2008 as amended

223 DEVELOPERS, LLC

By: /s/ Kevin H. Lambert  
Kevin H. Lambert  
Authorized Person

BALLANTYNE PROPERTIES, LLC

By: /s/ Kevin H. Lambert  
Kevin H. Lambert  
Authorized Person

BARTRAM CRESCENT DEVELOPMENT, LLC

By: /s/ Kevin H. Lambert  
Kevin H. Lambert  
Authorized Person

BLACK FOREST ON LAKE JAMES, LLC

By: /s/ Kevin H. Lambert  
Kevin H. Lambert  
Authorized Person

BRIDGEWATER LAKELAND DEVELOPERS,  
LLC

By: /s/ Kevin H. Lambert  
Kevin H. Lambert  
Authorized Person

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## EXHIBIT A

No.	Name of Debtor:	Last 4 Digits of Taxpayer Id. No.
1.	Crescent 210 Barton Springs, LLC	4379
2.	Cornerstone Plaza, LLC	No EIN applicable
3.	Crescent Holdings, LLC	3626
4.	Crescent Resources, LLC	3582
5.	1780, LLC	2277
6.	223 Developers, LLC	4927
7.	Ballantyne Properties, LLC	1507
8.	Bartram Crescent Development, LLC	4449
9.	Blak Forest on Lake James, LLC	1855
10.	Bridgewater Lakeland Developers, LLC	0831
11.	Camp Lake James, LLC	2407
12.	Carolina Centers, LLC (N.C. entity)	3470
13.	Carolina Centers, LLC (Del. entity)	4729
14.	Chaparral Pines Investors, L.L.C.	1077
15.	Chaparral Pines Management, L.L.C.	6788
16.	Chapel Cove at Glengate, LLC	7243
17.	Citall Development, LLC	3633
18.	Clean Water of NC, LLC	3582
19.	CLT Development, LLC	3851
20.	Club Capital, LLC	7989
21.	Club Enterprises, LLC	3831
22.	Colbert Lane Commercial, LLC	2983
23.	Crescent Communities N.C., LLC	0306
24.	Crescent Communities Realty, LLC	2410
25.	Crescent Communities SC, LLC	0305
26.	Crescent Lakeway, LLC	3926
27.	Crescent Lakeway Management, LLC	4072
28.	Crescent Land & Timber, LLC	9013
29.	Crescent Multifamily Construction, LLC	42507
30.	Crescent Potomac Greens, LLC	No EIN applicable
31.	Crescent Potomac Plaza, LLC	No EIN applicable
32.	Crescent Potomac Properties, LLC	No EIN applicable
33.	Crescent Potomac Yard Development, LLC	No EIN applicable
34.	Crescent Potomac Yard, LLC	No EIN applicable
35.	Crescent Realty Advisors, LLC	No EIN applicable
36.	Crescent Realty, LLC	4004
37.	Crescent River, LLC	6365
38.	Crescent Rough Hollow, LLC	4882
39.	Crescent Seminole, LLC	8302
40.	Crescent Southeast Club, LLC	5725
41.	Crescent Twin Creeks, LLC	0190