

ORDINANCE NO. 2006- 81

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2005); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

**RECITALS**

**WHEREAS**, D.R. Horton, Inc. - Jacksonville ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent (100%) of the real property to be included in the District, petitioned the St. Johns County Board of Commissioners (the "County") to adopt an ordinance establishing the Glen St. Johns Community Development District (the "District") pursuant to Chapter 190, Florida Statutes (2005); and

**WHEREAS**, Petitioner is a foreign corporation, authorized to conduct business in the State of Florida; and

**WHEREAS**, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on July 11, 2006; and

**WHEREAS**, upon consideration of the record established at that hearing, the County determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by the District, that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special-district governance; and

**WHEREAS**, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

Ordinance Book 41 Page 243

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:**

**SECTION 1.** The above RECITALS are adopted as Findings of Fact in support of this Ordinance.

**SECTION 2. AUTHORITY.** This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2005).

**SECTION 3. DISTRICT NAME.** There is hereby established a Community Development District situated entirely within the unincorporated limits of St. Johns County, Florida, which District shall be known as the "Glen St. Johns Community Development District".

**SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external boundaries of the District are described in Exhibit A attached hereto and incorporated by reference, the overall parcel containing 365.93 acres, more or less. There are no out parcels excluded within the external boundaries.

**SECTION 5. FUNCTIONS AND POWERS.** The general powers and functions of the District are described in Chapter 190, Florida Statutes. The District is also authorized to exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for 1) parks and facilities for indoor and outdoor recreational, cultural and educational uses, as authorized and described in Section 190.012(2)(a), Florida Statutes (2005).

**SECTION 6. BOARD OF SUPERVISORS.** The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Robert S. Porter, Mark C. Dearing, Jan J. Doan, Bethany Prior and Linnette Knox. All of the above-styled persons are residents of the State of Florida and citizens of the United States of America.

**SECTION 7. SEVERABILITY.** If any provision of this ordinance or the application thereof is finally determined by court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this ordinance.

**SECTION 8. EFFECTIVE DATE.** This Ordinance shall take effect pursuant to Florida general law.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 11<sup>th</sup> day of July, 2006.

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Jamund Bryant  
\_\_\_\_\_, Chairperson

7/13/2006  
Rendition Date

**ATTEST: CHERYL STRICKLAND, CLERK**

BY: Robert L. Platt  
Deputy Clerk

**EFFECTIVE DATE:** \_\_\_\_\_

*[Faint handwritten signature or stamp]*

BEFORE THE BOARD OF COUNTY COMMISSIONERS

PETITION TO ESTABLISH THE GLEN ST. JOHNS  
COMMUNITY DEVELOPMENT DISTRICT

Petitioner, D.R. Horton, Inc. - Jacksonville, (hereafter "Petitioner"), hereby petitions the St. Johns County Board of County Commissioners pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely in St. Johns County, Florida. **Exhibit 1** depicts the general location of the proposed District. The proposed District covers approximately 365.93 acres of land. It is located on a site, which is bordered on the west by Leo Maguire Parkway, south of CR-210, north of the Glen St. Johns Golf and Country Club, and bordered on the east by I-95. The metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**.

2. Excluded Parcels. There is no land within the external boundaries of the proposed District, which is to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent of the real property located within the District. Documentation of this consent is contained in **Exhibit 3**.

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Robert S. Porter  
Address: 9456 Philips Highway, Suite 1  
Jacksonville, FL 32256

Name: Mark C. Dearing  
Address: 9456 Philips Highway, Suite 1  
Jacksonville, FL 32256

Name: Jan J. Doan  
Address: 9456 Philips Highway, Suite 1  
Jacksonville, FL 32256

Name: Bethany Prior  
Address: 9456 Philips Highway, Suite 1  
Jacksonville, FL 32256

Name: Linnette Knox  
Address: 9456 Philips Highway, Suite 1  
Jacksonville, FL 32256

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Glen St. Johns Community Development District.

6. Future Land Uses. The existing land use within the District is approved for development [and the land is currently under development in accordance with the County's Future Land Use Plan]. **Exhibit 4** shows the existing land uses within and adjacent to the proposed District. The future general distribution, location, and extent of the land uses proposed for the District by future land use plan element of the applicable Future Land Use Plan is identified on **Exhibit 5**. The proposed development within the District currently contemplates the construction of approximately 495 single-family residential units. Development is projected to occur over an estimated two year period. The proposed land uses for lands contained within the proposed District are consistent with the County's approved Future Land Use Plan.

7. Major Water and Wastewater Facilities and Outfalls. **Exhibit 6** shows the pre-development drainage patterns and existing and proposed major trunk water mains, sewer interceptors and outfalls, if any, for the lands to be included within the District.

8. District facilities and services. **Exhibit 7** identifies the type of facilities Petitioner presently expects the District to finance, construct, acquire or install, as well as the ultimate expected owner and entity responsible for maintenance. The estimated costs of these facilities are shown in **Exhibit 8**. At present, these improvements are estimated to be made, constructed

and installed in two phases over the time period from 2004 through 2006. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agent for the Petitioner is Philip A. Fremento, whose address is 9456 Philips Highway, Suite 1, Jacksonville, FL 32256. See **Exhibit 10** - Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Jonathan T. Johnson, Esq.  
HOPPING GREEN & SAMS, P.A.  
123 South Calhoun Street  
Post Office Box 6526  
Tallahassee, FL 32314

11. This petition to establish the Glen St. Johns Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in St. Johns County from bearing the burden for installation of the infrastructure and the maintenance of the above-described facilities within the development encompassed by the District. The

District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Board of County Commissioners of St. Johns County to:

- a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2005);
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;
- c. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 20<sup>th</sup> day of March, 2006.

HOPPING GREEN & SAMS, P.A.

BY: Wesley Haber

Jonathan T. Johnson, Esq.

Florida Bar No. 986460

Wesley S. Haber, Esq.

Florida Bar No. 420069

HOPPING GREEN & SAMS, P.A.

123 South Calhoun Street

Post Office Box 6526

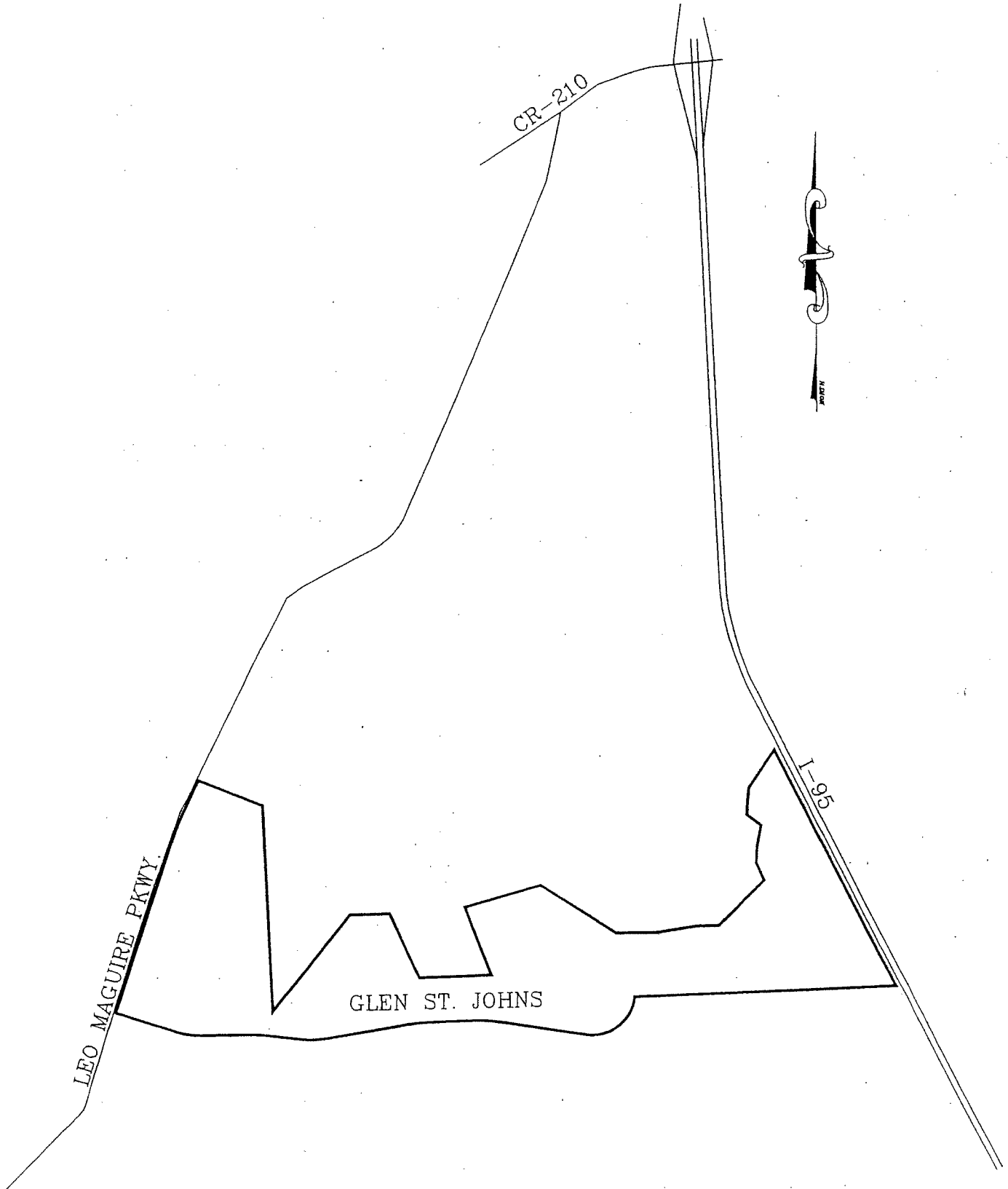
Tallahassee, FL 32314

(850) 222-7500

Attorneys for Petitioner



EXHIBIT "1"  
LOCATION MAP



GLEN ST. JOHNS  
COMMUNITY DEVELOPMENT DISTRICT

# EXHIBIT "2"

## GLEN ST. JOHNS

### COMMUNITY DEVELOPMENT DISTRICT MEETS AND BOUNDS DESCRIPTION OF EXTERNAL BOUNDARIES

#### PARCEL 'A'

A PARCEL OF LAND BEING A PORTION OF SECTIONS 28, 29, 30, 31, 32, 33 AND 41, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 28, AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (A 300 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED); THENCE SOUTH 88°54'27" WEST, ALONG SAID SOUTH LINE OF SECTION 28, A DISTANCE OF 3135.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 88°50'55" WEST, ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 431.65' TO A POINT HEREIN REFERED TO AS REFERENCE POINT 'A'; THENCE DEPARTING THE SOUTH LINE OF SAID SECTION 28 SOUTH 09°42'41" WEST, A DISTANCE OF 37.35' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORHTWESTERLY, SAID CURVE HAVING A RADIUS OF 565.00 FEET, AND A CENTRAL ANGLE OF 89°55'58"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 886.84' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 54°40'40" WEST, FOR A CHORD DISTANCE OF 798.56'; THENCE NORTH 80°21'21" WEST, A DISTANCE OF 1186.42' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1985.00' AND A CENTRAL ANGLE OF 10°49'03"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 374.77' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD THAT BEARS NORTH 85°45'53" WEST, FOR A CHORD DISTANCE OF 374.22'; THENCE SOUTH 88°49'36" WEST, A DISTANCE OF 628.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 1985.00' AND A CENTRAL ANGLE OF 07°53'41"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 273.51' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 84°52'45" WEST, FOR A CHORD DISTANCE OF 273.29'; THENCE SOUTH 80°55'55" WEST, A DISTANCE OF 1131.70' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 1015.00' AND A CENTRAL ANGLE OF 16°38'52"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 294.92' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 89°15'21" WEST, FOR A CHORD DISTANCE OF 293.88 FEET; THENCE NORTH 82°25'13" WEST, A DISTANCE OF 507.08' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 985.00' AND A CENTRAL ANGLE OF 07°20'04"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 126.09' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD THAT BEARS NORTH 86°05'15" WEST, FOR A CHORD DISTANCE OF 126.01'; THENCE NORTH 89°45'17" WEST, A DISTANCE OF 748.02' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 1015.00' AND A CENTRAL ANGLE OF 17°51'58"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 316.50' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD THAT BEARS NORTH 80°49'18" WEST, FOR A CHORD DISTANCE OF 315.22'; THENCE NORTH 71°53'19" WEST, A DISTANCE OF 855.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'41"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27', SAID CURVE BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 63°06'21" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE DEPARTING SAID CURVE ON A NON-TANGENT BEARING OF NORTH 71°53'19" WEST, A DISTANCE OF 120.00' TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AS PARCEL 'D' IN OFFICIAL RECORD 1073, PAGE 941 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID BOUNDARY ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF PROPOSED LEO MAGUIRE ROAD (A PROPOSED 120' RIGHT OF WAY); THENCE ALONG SAID EASTERLY BOUNDARY AND SAID WESTERLY RIGHT OF WAY LINE, NORTH 18°06'00" EAST, A DISTANCE OF 2338.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 5790.00 FEET AND A CENTRAL ANGLE OF 08°13'21"; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY AND SAID WESTERLY RIGHT OF WAY LINE, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 830.93 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDE BY A CHORD THAT BEARS NORTH 22°12'41" EAST, FOR A CHORD DISTANCE OF 830.21'; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE AND SAID WESTERLY RIGHT OF WAY LINE, NORTH 26°20'09" EAST, A DISTANCE OF 154.69' TO THE NORTHEASTERLY CORNER OF THE LAST SAID LANDS, SAID CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 'E' IN OFFICIAL RECORD 1547, PAGE 1848 OF SAID OFFICIAL RECORDS, AND ALSO BEING THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL '2' IN OFFICIAL RECORD 1547, PAGE 1848, OF SAID OFFICIAL RECORDS; THENCE DEPARTING SAID EASTERLY BOUNDARY OF SAID PARCEL 'D' AND RUNNING ALONG THE EASTERLY BOUNDARY OF SAID

PARCEL 'E', AND ALONG THE WESTERLY BOUNDARY OF SAID PARCEL '2', BOTH ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF SAID PROPOSED LEO MAGUIRE ROAD, NORTH 26°20'09" EAST, A DISTANCE OF 1745.34' TO THE NORTHWEST CORNER OF SAID PARCEL '2', SAID CORNER HEREIN REFERED TO AS REFERENCE POINT 'B'; THENCE DEPARTING SAID EASTERLY BOUNDARY OF PARCEL 'E' AND RUNNING ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL '2', SOUTH 63°38'59" EAST, A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '2', SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY OF PROPOSED LEO MAGUIRE ROAD AFOREMENTIONED; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL '2' AND ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID PROPOSED LEO MAGUIRE ROAD, SOUTH 26°20'10" WEST, A DISTANCE OF 1699.95' TO THE NORTHWESTERLY CORNER OF PARCEL 'A' AS DESCRIBED IN OFFICIAL RECORD 1073, PAGE 931 OF SAID OFFICIAL RECORDS; THENCE DEPARTING SAID EASTERLY LINE OF SAID PARCEL '2' AND SAID EASTERLY RIGHT OF WAY OF SAID PROPOSED LEO MAGUIRE ROAD AND RUNNING ALONG THE NORTHERLY BOUNDARY OF LAST SAID PARCEL 'A' THE FOLLOWING 7 COURSES:

- 1) SOUTH 67°50'14" EAST, A DISTANCE OF 942.39 FEET;
- 2) THENCE SOUTH 02°42'08" EAST, A DISTANCE OF 2800.10 FEET;
- 3) THENCE NORTH 38°47'50" EAST, A DISTANCE OF 1650.06 FEET;
- 4) THENCE NORTH 88°47'15" EAST, A DISTANCE OF 530.15 FEET;
- 5) THENCE SOUTH 24°48'00" EAST, A DISTANCE OF 965.85 FEET;
- 6) THENCE NORTH 88°48'31" EAST, A DISTANCE OF 999.97 FEET;
- 7) THENCE NORTH 21°31'50" WEST, A DISTANCE OF 992.03 FEET;

THENCE DEPARTING LAST SAID BOUNDARY, NORTH 75°12'32" EAST, A DISTANCE OF 1068.91' TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF ST. JOHNS GOLF AND COUNTRY CLUB, UNIT FOUR, PHASE ONE, AS RECORDED IN MAP BOOK 45, PAGES 82 THROUGH 88 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE ALONG SAID SOUTHERLY BOUNDARY CONTINUING NORTH 75°12'32" EAST, A DISTANCE OF 14.60'; THENCE DEPARTING LAST SAID BOUNDARY, SOUTH 56°40'08" EAST, A DISTANCE OF 1216.94'; THENCE SOUTH 89°46'59" EAST, A DISTANCE OF 548.23'; THENCE NORTH 82°09'51" EAST, A DISTANCE OF 544.07'; THENCE SOUTH 89°45'27" EAST, A DISTANCE OF 300.99'; THENCE NORTH 46°01'16" EAST, A DISTANCE OF 871.18'; THENCE NORTH 24°13'53" WEST, A DISTANCE OF 259.22'; THENCE NORTH 02°22'46" EAST, A DISTANCE OF 214.46'; THENCE NORTH 11°12'58" EAST, A DISTANCE OF 304.19'; THENCE NORTH 51°03'24" WEST, A DISTANCE OF 240.24'; THENCE NORTH 02°51'50" EAST, A DISTANCE OF 169.81'; THENCE NORTH 05°36'42" EAST, A DISTANCE OF 197.12' TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF LAST SAID PARCEL 'A'; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 30°58'02" EAST, A DISTANCE OF 585.46' TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF LAST SAID PARCEL 'A' AND THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95, AFOREMENTIONED; THENCE ALONG LAST SAID BOUNDARY AND LAST SAID RIGHT OF WAY LINE SOUTH 27°29'04" EAST, A DISTANCE OF 3661.70 FEET TO CLOSE ON THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING 5 PARCELS

EXCEPTION 1:

A PORTION OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT REFERENCE POINT 'A', AS PREVIOUSLY DESCRIBED, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 32; THENCE SOUTH 88°50'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 81.46' TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, SOUTH 09°42'41" WEST, A DISTANCE OF 21.98' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 485.00' AND A CENTRAL ANGLE OF 89°55'58"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 761.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 54°40'40" WEST FOR A CHORD DISTANCE OF 685.49'; THENCE NORTH 80°21'21" WEST, A DISTANCE OF 1016.75 TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 35°21'21" WEST FOR A CHORD DISTANCE OF 35.36'; THENCE NORTH 09°38'39" EAST, A DISTANCE OF 113.38' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 475.00' AND A CENTRAL ANGLE OF 09°25'16"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 78.10' TO AN INTERSECTION OF SAID CURVE AND THE AFOREMENTIONED NORTH LINE OF SAID SECTION 32, SAID POINT HEREIN REFERED TO AS REFERENCE POINT 'B'; THENCE DEPARTING SAID CURVE AND RUNNING ALONG SAID NORTH LINE ON A NON-TANGENT BEARING OF NORTH 88°50'06" EAST, A DISTANCE OF 1547.84' TO CLOSE ON THE POINT OF BEGINNING.

EXCEPTION 2:

A PORTION OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT REFERENCE POINT 'C' AS PREVIOUSLY DESCRIBED, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 32; THENCE SOUTH 88°50'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 52.95' TO A POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 525.00' AND A CENTRAL ANGLE OF 07°25'21", AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE AND RUNNING ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 68.01' TO THE POINT OF TANGENCY, SAID CURVE

BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 13°21'20" WEST, FOR A CHORD DISTANCE OF 67.96'; THENCE SOUTH 09°38'39" WEST, A DISTANCE OF 113.38' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 54°38'39" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE NORTH 80°21'21" WEST, A DISTANCE OF 69.67' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 2065.00' AND A CENTRAL ANGLE OF 10°49'03"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 389.88' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 85°45'53" WEST, FOR A CHORD DISTANCE OF 389.30'; THENCE SOUTH 88°49'36" WEST, A DISTANCE OF 275.27' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 46°10'24" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE NORTH 01°10'24" WEST, A DISTANCE OF 122.37' TO AN INTERSECTION WITH THE AFOREMENTIONED NORTH LINE OF SAID SECTION 32, SAID POINT HEREIN REFERED TO AS REFERENCE POINT 'C'; THENCE ALONG SAID NORTH LINE, NORTH 88°50'06" EAST, A DISTANCE OF 823.84' TO CLOSE ON THE POINT OF BEGINNING.

EXCEPTION 3:

A PORTION OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT REFERENCE POINT 'D' AS PREVIOUSLY DESCRIBED, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 32; THENCE SOUTH 88°50'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 50.00' TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, SOUTH 01°10'24" EAST, A DISTANCE OF 122.38' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 43°49'36" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE SOUTH 88°49'36" WEST, A DISTANCE OF 253.50' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 2065.00' AND A CENTRAL ANGLE OF 07°53'41"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 284.53' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 84°52'45" WEST, FOR A CHORD DISTANCE OF 284.31'; THENCE SOUTH 80°55'55" WEST, A DISTANCE OF 831.14 TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 54°04'05" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE NORTH 09°04'05" WEST, A DISTANCE OF 262.48' TO AN INTERSECTION WITH THE AFOREMENTIONED NORTH LINE OF SAID SECTION 32, SAID POINT HEREIN REFERED TO AS REFERENCE POINT 'D'; THENCE ALONG SAID NORTH LINE, NORTH 88°50'06" EAST, A DISTANCE OF 1449.64' TO CLOSE ON THE POINT OF BEGINNING.

EXCEPTION 4:

A PORTION OF SECTIONS 31, AND 32 TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF ST. JOHNS GOLF AND COUNTRY CLUB, UNIT ONE AS RECORDED IN MAP BOOK 40, PAGES 39 THROUGH 71 (INCLUSIVE), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT REFERENCE POINT 'E' AS PREVIOUSLY DESCRIBED, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 32; THENCE SOUTH 88°50'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 50.48' TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE SOUTH 09°04'05" EAST, A DISTANCE OF 269.42' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 35°55'55" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE SOUTH 80°55'55" WEST, A DISTANCE OF 200.56' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 935.00' AND A CENTRAL ANGLE OF 16°38'52"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 271.67' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 89°15'21" WEST, FOR A CHORD DISTANCE OF 270.72'; THENCE NORTH 82°25'13" WEST, A DISTANCE OF 507.08' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1065.00' AND A CENTRAL ANGLE OF 07°20'04"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 136.33' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 86°05'15" WEST, FOR A CHORD DISTANCE OF 136.24'; THENCE NORTH 89°45'17" WEST, A DISTANCE OF 748.02' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 935.00' AND A CENTRAL ANGLE OF 17°51'58"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 291.55' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 80°49'18" WEST, FOR A CHORD DISTANCE OF 290.37'; THENCE NORTH 71°53'19" WEST, A DISTANCE OF 251.12' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 26°53'19" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE NORTH 18°06'41" EAST, A DISTANCE OF 81.35' TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 31, SAID POINT HEREIN REFERED

TO AS REFERENCE POINT 'E'; THENCE ALONG SAID NORTH LINE SOUTH 89°59'29" EAST, A DISTANCE OF 1493.47' TO THE NORTHEAST CORNER OF SAID SECTION 31, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE NORTH LINE OF SAID SECTION 32, NORTH 88°50'06" EAST, A DISTANCE OF 856.37' TO CLOSE ON THE POINT OF BEGINNING.

EXCEPTION 5:

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT REFERENCE POINT 'F' AS PREVIOUSLY DESCRIBED, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 31; THENCE NORTH 89°59'29" WEST, A DISTANCE OF 63.12' TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, SOUTH 18°06'41" WEST, A DISTANCE OF 61.74' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 63°06'41" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE NORTH 71°53'19" WEST, A DISTANCE OF 240.33' TO AN INTERSECTION WITH THE AFOREMENTIONED NORTH LINE OF SAID SECTION 31; THENCE ALONG SAID NORTH LINE, SOUTH 89°59'29" EAST, A DISTANCE OF 279.15' TO CLOSE ON THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 359.61 ACRES MORE OR LESS.

PARCEL 'B':

A PORTION OF SECTION 29, 30, AND 41 TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT REFERENCE POINT 'B' AS PREVIOUSLY DESCRIBED THENCE NORTH 63°38'58" WEST, A DISTANCE OF 5.01'; THENCE NORTH 27°17'47" EAST, A DISTANCE OF 335.31' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 2265.00' AND A CENTRAL ANGLE OF 35°27'52"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 1401.96' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 45°01'43" EAST, FOR A CHORD DISTANCE OF 1379.69'; THENCE NORTH 62°45'39" EAST, A DISTANCE OF 2.13' TO THE POINT OF TANGENCY OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1410.00, AND A CENTRAL ANGLE OF 15°56'22"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 392.26' TO THE MOST SOUTHERLY CORNER OF LOT 219, ST. JOHNS GOLF AND COUNTRY CLUB, UNIT ONE AS RECORDED IN MAP BOOK 40, PAGES 39 THROUGH 71 INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE BOUNDARY OF SAID ST. JOHNS GOLF AND COUNTRY CLUB; THENCE ALONG SAID BOUNDARY THE FOLLOWING 3 COURSES:

- 1) SOUTH 56°54'37" EAST, A DISTANCE OF 51.42';
- 2) THENCE SOUTH 43°39'27" EAST, A DISTANCE OF 80.00' TO A POINT LYING ON A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1540.00', AND A CENTRAL ANGLE OF 16°25'07";
- 3) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 441.30' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 54°33'06" WEST, FOR A CHORD DISTANCE OF 439.79';

THENCE DEPARTING SAID BOUNDARY, SOUTH 62°45'39" WEST, A DISTANCE OF 2.13' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 2135.00' AND A CENTRAL ANGLE OF 35°27'52"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 1321.50' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 45°01'43" WEST, FOR A CHORD DISTANCE OF 1300.50'; THENCE SOUTH 27°17'47" WEST, A DISTANCE OF 333.16' TO AN INTERSECTION WITH THE BOUNDARY OF ST. JOHNS GOLF AND COUNTRY CLUB, UNIT ONE AFOREMENTIONED; THENCE ALONG SAID BOUNDARY, NORTH 63°38'58" WEST, A DISTANCE OF 25.01'; THENCE DEPARTING SAID BOUNDARY, CONTINUE NORTH 63°38'58" WEST, A DISTANCE OF 100.00' TO CLOSE ON THE POINT OF BEGINNING.

SAID PARCEL 'B' CONTAINING 6.32 ACRES MORE OR LESS.

Consent and Joinder of Landowners  
for Establishment of a Community Development District

The undersigned is the owner of certain lands portions of which are more fully described in Exhibit A, attached hereto (the "Property").

The undersigned understands and acknowledges that Petitioner intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the Community Development District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

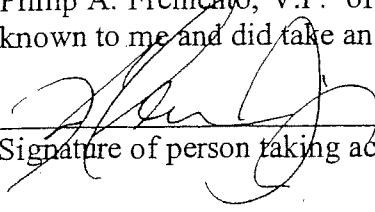
Executed this 2<sup>nd</sup> day of March, 2006  


**Philip A. Fremento**  
**Vice President**

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

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of March, 2006, by Philip A. Fremento, V.P. of D.R. Horton, Inc. – Jacksonville, on behalf of the company. He is known to me and did take an oath.

  
\_\_\_\_\_  
Signature of person taking acknowledgement

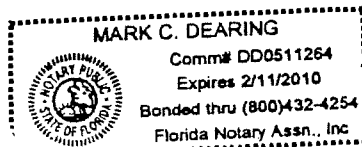


EXHIBIT "2"  
GLEN ST. JOHNS  
COMMUNITY DEVELOPMENT DISTRICT  
MEETS AND BOUNDS DESCRIPTION  
OF EXTERNAL BOUNDARIES

PARCEL 'A'

A PARCEL OF LAND BEING A PORTION OF SECTIONS 28, 29, 30, 31, 32, 33 AND 41, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 28, AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (A 300 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED); THENCE SOUTH 88°54'27" WEST, ALONG SAID SOUTH LINE OF SECTION 28, A DISTANCE OF 3135.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 88°50'55" WEST, ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 431.65' TO A POINT HEREIN REFERED TO AS REFERENCE POINT 'A'; THENCE DEPARTING THE SOUTH LINE OF SAID SECTION 28 SOUTH 09°42'41" WEST, A DISTANCE OF 37.35' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORHTWESTERLY, SAID CURVE HAVING A RADIUS OF 565.00 FEET, AND A CENTRAL ANGLE OF 89°55'58"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 886.84' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 54°40'40" WEST, FOR A CHORD DISTANCE OF 798.56'; THENCE NORTH 80°21'21" WEST, A DISTANCE OF 1186.42' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1985.00' AND A CENTRAL ANGLE OF 10°49'03"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 374.77' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 85°45'53" WEST, FOR A CHORD DISTANCE OF 374.22'; THENCE SOUTH 88°49'36" WEST, A DISTANCE OF 628.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 1985.00' AND A CENTRAL ANGLE OF 07°53'41"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 273.51' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 84°52'45" WEST, FOR A CHORD DISTANCE OF 273.29'; THENCE SOUTH 80°55'55" WEST, A DISTANCE OF 1131.70' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 1015.00' AND A CENTRAL ANGLE OF 16°38'52"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 294.92' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 89°15'21" WEST, FOR A CHORD DISTANCE OF 293.88 FEET; THENCE NORTH 82°25'13" WEST, A DISTANCE OF 507.08' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 985.00' AND A CENTRAL ANGLE OF 07°20'04"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 126.09' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 86°05'15" WEST, FOR A CHORD DISTANCE OF 126.01'; THENCE NORTH 89°45'17" WEST, A DISTANCE OF 748.02' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 1015.00' AND A CENTRAL ANGLE OF 17°51'58"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 316.50' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 80°49'18" WEST, FOR A CHORD DISTANCE OF 315.22'; THENCE NORTH 71°53'19" WEST, A DISTANCE OF 855.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'41"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27', SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 63°06'21" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE DEPARTING SAID CURVE ON A NON-TANGENT BEARING OF NORTH 71°53'19" WEST, A DISTANCE OF 120.00' TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AS PARCEL 'D' IN OFFICIAL RECORD 1073, PAGE 941 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID BOUNDARY ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF PROPOSED LEO MAGUIRE ROAD (A PROPOSED 120' RIGHT OF WAY); THENCE ALONG SAID EASTERLY BOUNDARY AND SAID WESTERLY RIGHT OF WAY LINE, NORTH 18°06'00" EAST, A DISTANCE OF 2338.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 5790.00 FEET AND A CENTRAL ANGLE OF 08°13'21"; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY AND SAID WESTERLY RIGHT OF WAY LINE, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 830.93 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 22°12'41" EAST, FOR A CHORD DISTANCE OF 830.21'; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE AND SAID WESTERLY RIGHT OF WAY LINE, NORTH 26°20'09" EAST, A DISTANCE OF 154.69' TO THE NORTHEASTERLY CORNER OF THE LAST SAID LANDS, SAID CORNER ALSO BEING THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 'E' IN OFFICIAL RECORD 1547, PAGE 1848 OF SAID OFFICIAL RECORDS, AND ALSO BEING THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL '2' IN OFFICIAL RECORD 1547, PAGE 1848, OF SAID OFFICIAL RECORDS; THENCE DEPARTING SAID EASTERLY BOUNDARY OF SAID PARCEL 'D' AND RUNNING ALONG THE EASTERLY BOUNDARY OF SAID



PARCEL 'E', AND ALONG THE WESTERLY BOUNDARY OF SAID PARCEL '2', BOTH ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF SAID PROPOSED LEO MAGUIRE ROAD, NORTH 26°20'09" EAST, A DISTANCE OF 1745.34' TO THE NORTHWEST CORNER OF SAID PARCEL '2', SAID CORNER HEREIN REFERED TO AS REFERENCE POINT 'B'; THENCE DEPARTING SAID EASTERLY BOUNDARY OF PARCEL 'E' AND RUNNING ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL '2', SOUTH 63°38'59" EAST, A DISTANCE OF 120.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL '2', SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY OF PROPOSED LEO MAGUIRE ROAD AFOREMENTIONED; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL '2' AND ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID PROPOSED LEO MAGUIRE ROAD, SOUTH 26°20'10" WEST, A DISTANCE OF 1699.95' TO THE NORTHWESTERLY CORNER OF PARCEL 'A' AS DESCRIBED IN OFFICIAL RECORD 1073, PAGE 931 OF SAID OFFICIAL RECORDS; THENCE DEPARTING SAID EASTERLY LINE OF SAID PARCEL '2' AND SAID EASTERLY RIGHT OF WAY OF SAID PROPOSED LEO MAGUIRE ROAD AND RUNNING ALONG THE NORTHERLY BOUNDARY OF LAST SAID PARCEL 'A' THE FOLLOWING 7 COURSES:

- 1) SOUTH 67°50'14" EAST, A DISTANCE OF 942.39 FEET;
- 2) THENCE SOUTH 02°42'08" EAST, A DISTANCE OF 2800.10 FEET;
- 3) THENCE NORTH 38°47'50" EAST, A DISTANCE OF 1650.06 FEET;
- 4) THENCE NORTH 88°47'15" EAST, A DISTANCE OF 530.15 FEET;
- 5) THENCE SOUTH 24°48'00" EAST, A DISTANCE OF 965.85 FEET;
- 6) THENCE NORTH 88°48'31" EAST, A DISTANCE OF 999.97 FEET;
- 7) THENCE NORTH 21°31'50" WEST, A DISTANCE OF 992.03 FEET;

THENCE DEPARTING LAST SAID BOUNDARY, NORTH 75°12'32" EAST, A DISTANCE OF 1068.91' TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF ST. JOHNS GOLF AND COUNTRY CLUB, UNIT FOUR, PHASE ONE, AS RECORDED IN MAP BOOK 45, PAGES 82 THROUGH 88 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE ALONG SAID SOUTHERLY BOUNDARY CONTINUING NORTH 75°12'32" EAST, A DISTANCE OF 14.60'; THENCE DEPARTING LAST SAID BOUNDARY, SOUTH 56°40'08" EAST, A DISTANCE OF 1216.94'; THENCE SOUTH 89°46'59" EAST, A DISTANCE OF 548.23'; THENCE NORTH 82°09'51" EAST, A DISTANCE OF 544.07'; THENCE SOUTH 89°45'27" EAST, A DISTANCE OF 300.99'; THENCE NORTH 46°01'16" EAST, A DISTANCE OF 871.18'; THENCE NORTH 24°13'53" WEST, A DISTANCE OF 259.22'; THENCE NORTH 02°22'46" EAST, A DISTANCE OF 214.46'; THENCE NORTH 11°12'58" EAST, A DISTANCE OF 304.19'; THENCE NORTH 51°03'24" WEST, A DISTANCE OF 240.24'; THENCE NORTH 02°51'50" EAST, A DISTANCE OF 169.81'; THENCE NORTH 05°36'42" EAST, A DISTANCE OF 197.12' TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF LAST SAID PARCEL 'A'; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 30°58'02" EAST, A DISTANCE OF 585.46' TO AN INTERSECTION WITH THE EASTERLY BOUNDARY OF LAST SAID PARCEL 'A' AND THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95, AFOREMENTIONED; THENCE ALONG LAST SAID BOUNDARY AND LAST SAID RIGHT OF WAY LINE SOUTH 27°29'04" EAST, A DISTANCE OF 3661.70 FEET TO CLOSE ON THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING 5 PARCELS

EXCEPTION 1:

A PORTION OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT REFERENCE POINT 'A', AS PREVIOUSLY DESCRIBED, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 32; THENCE SOUTH 88°50'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 81.46' TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, SOUTH 09°42'41" WEST, A DISTANCE OF 21.98' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 485.00' AND A CENTRAL ANGLE OF 89°55'58"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 761.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 54°40'40" WEST FOR A CHORD DISTANCE OF 685.49'; THENCE NORTH 80°21'21" WEST, A DISTANCE OF 1016.75 TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 35°21'21" WEST FOR A CHORD DISTANCE OF 35.36'; THENCE NORTH 09°38'39" EAST, A DISTANCE OF 113.38' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 475.00' AND A CENTRAL ANGLE OF 09°25'16"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 78.10' TO AN INTERSECTION OF SAID CURVE AND THE AFOREMENTIONED NORTH LINE OF SAID SECTION 32, SAID POINT HEREIN REFERED TO AS REFERENCE POINT 'B'; THENCE DEPARTING SAID CURVE AND RUNNING ALONG SAID NORTH LINE ON A NON-TANGENT BEARING OF NORTH 88°50'06" EAST, A DISTANCE OF 1547.84' TO CLOSE ON THE POINT OF BEGINNING.

EXCEPTION 2:

A PORTION OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT REFERENCE POINT 'C' AS PREVIOUSLY DESCRIBED, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 32; THENCE SOUTH 88°50'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 52.95' TO A POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 525.00' AND A CENTRAL ANGLE OF 07°25'21", AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE AND RUNNING ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 68.01' TO THE POINT OF TANGENCY, SAID CURVE

BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 13°21'20" WEST, FOR A CHORD DISTANCE OF 67.96'; THENCE SOUTH 09°38'39" WEST, A DISTANCE OF 113.38' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 54°38'39" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE NORTH 80°21'21" WEST, A DISTANCE OF 69.67' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 2065.00' AND A CENTRAL ANGLE OF 1D°49'03"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 389.88' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 85°45'53" WEST, FOR A CHORD DISTANCE OF 389.30'; THENCE SOUTH 88°49'36" WEST, A DISTANCE OF 275.27' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 46°10'24" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE NORTH 01°10'24" WEST, A DISTANCE OF 122.37' TO AN INTERSECTION WITH THE AFOREMENTIONED NORTH LINE OF SAID SECTION 32, SAID POINT HEREIN REFERRED TO AS REFERENCE POINT 'C'; THENCE ALONG SAID NORTH LINE, NORTH 88°50'06" EAST, A DISTANCE OF 823.84' TO CLOSE ON THE POINT OF BEGINNING.

EXCEPTION 3:

A PORTION OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT REFERENCE POINT 'D' AS PREVIOUSLY DESCRIBED, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 32; THENCE SOUTH 88°50'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 50.00' TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, SOUTH 01°10'24" EAST, A DISTANCE OF 122.38' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 43°49'36" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE SOUTH 88°49'36" WEST, A DISTANCE OF 253.50' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 2065.00' AND A CENTRAL ANGLE OF 07°53'41"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 284.53' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 84°52'45" WEST, FOR A CHORD DISTANCE OF 284.31'; THENCE SOUTH 80°55'55" WEST, A DISTANCE OF 831.14 TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 54°04'05" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE NORTH 09°04'05" WEST, A DISTANCE OF 262.48' TO AN INTERSECTION WITH THE AFOREMENTIONED NORTH LINE OF SAID SECTION 32, SAID POINT HEREIN REFERRED TO AS REFERENCE POINT 'D'; THENCE ALONG SAID NORTH LINE, NORTH 88°50'06" EAST, A DISTANCE OF 1449.64' TO CLOSE ON THE POINT OF BEGINNING.

EXCEPTION 4:

A PORTION OF SECTIONS 31, AND 32 TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF ST. JOHNS GOLF AND COUNTRY CLUB, UNIT ONE AS RECORDED IN MAP BOOK 40, PAGES 39 THROUGH 71 (INCLUSIVE), SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT REFERENCE POINT 'E' AS PREVIOUSLY DESCRIBED, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 32; THENCE SOUTH 88°50'06" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 50.48' TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE SOUTH 09°04'05" EAST, A DISTANCE OF 269.42' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 35°55'55" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE SOUTH 80°55'55" WEST, A DISTANCE OF 200.56' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 935.00' AND A CENTRAL ANGLE OF 16°38'52"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 271.67' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 89°15'21" WEST, FOR A CHORD DISTANCE OF 270.72'; THENCE NORTH 82°25'13" WEST, A DISTANCE OF 507.08' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1065.00' AND A CENTRAL ANGLE OF 07°20'04"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 136.33' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 86°05'15" WEST, FOR A CHORD DISTANCE OF 136.24'; THENCE NORTH 89°45'17" WEST, A DISTANCE OF 748.02' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 935.00' AND A CENTRAL ANGLE OF 17°51'58"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 291.55' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 80°49'18" WEST, FOR A CHORD DISTANCE OF 290.37'; THENCE NORTH 71°53'19" WEST, A DISTANCE OF 251.12' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 26°53'19" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE NORTH 18°06'41" EAST, A DISTANCE OF 81.35' TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 31, SAID POINT HEREIN REFERRED

TO AS REFERENCE POINT 'E'; THENCE ALONG SAID NORTH LINE SOUTH 89°59'29" EAST, A DISTANCE OF 1493.47' TO THE NORTHEAST CORNER OF SAID SECTION 31, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE NORTH LINE OF SAID SECTION 32, NORTH 88°50'06" EAST, A DISTANCE OF 856.37' TO CLOSE ON THE POINT OF BEGINNING.

EXCEPTION 5:

A PORTION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT REFERENCE POINT 'F' AS PREVIOUSLY DESCRIBED, SAID POINT LYING ON THE NORTH LINE OF SAID SECTION 31; THENCE NORTH 89°59'29" WEST, A DISTANCE OF 63.12' TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, SOUTH 18°06'41" WEST, A DISTANCE OF 61.74' TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 25.00' AND A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 63°06'41" WEST, FOR A CHORD DISTANCE OF 35.36'; THENCE NORTH 71°53'19" WEST, A DISTANCE OF 240.33' TO AN INTERSECTION WITH THE AFOREMENTIONED NORTH LINE OF SAID SECTION 31; THENCE ALONG SAID NORTH LINE, SOUTH 89°59'29" EAST, A DISTANCE OF 279.15' TO CLOSE ON THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 359.61 ACRES MORE OR LESS.

PARCEL 'B':

A PORTION OF SECTION 29, 30, AND 41 TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT REFERENCE POINT 'B' AS PREVIOUSLY DESCRIBED THENCE NORTH 63°38'58" WEST, A DISTANCE OF 5.01'; THENCE NORTH 27°17'47" EAST, A DISTANCE OF 335.31' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 2265.00' AND A CENTRAL ANGLE OF 35°27'52"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 1401.96' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS NORTH 45°01'43" EAST, FOR A CHORD DISTANCE OF 1379.69'; THENCE NORTH 62°45'39" EAST, A DISTANCE OF 2.13' TO THE POINT OF TANGENCY OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1410.00, AND A CENTRAL ANGLE OF 15°56'22"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 392.26' TO THE MOST SOUTHERLY CORNER OF LOT 219, ST. JOHNS GOLF AND COUNTRY CLUB, UNIT ONE AS RECORDED IN MAP BOOK 40, PAGES 39 THROUGH 71 INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE BOUNDARY OF SAID ST. JOHNS GOLF AND COUNTRY CLUB; THENCE ALONG SAID BOUNDARY THE FOLLOWING 3 COURSES:

1) SOUTH 56°54'37" EAST, A DISTANCE OF 51.42';

2) THENCE SOUTH 43°39'27" EAST, A DISTANCE OF 80.00' TO A POINT LYING ON A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 1540.00', AND A CENTRAL ANGLE OF 16°25'07";

3) THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 441.30' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 54°33'06" WEST, FOR A CHORD DISTANCE OF 439.79';

THENCE DEPARTING SAID BOUNDARY, SOUTH 62°45'39" WEST, A DISTANCE OF 2.13' TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 2135.00' AND A CENTRAL ANGLE OF 35°27'52"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 1321.50' TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 45°01'43" WEST, FOR A CHORD DISTANCE OF 1300.50'; THENCE SOUTH 27°17'47" WEST, A DISTANCE OF 333.16' TO AN INTERSECTION WITH THE BOUNDARY OF ST. JOHNS GOLF AND COUNTRY CLUB, UNIT ONE AFOREMENTIONED; THENCE ALONG SAID BOUNDARY, NORTH 63°38'58" WEST, A DISTANCE OF 25.01'; THENCE DEPARTING SAID BOUNDARY, CONTINUE NORTH 63°38'58" WEST, A DISTANCE OF 100.00' TO CLOSE ON THE POINT OF BEGINNING.

SAID PARCEL 'B' CONTAINING 6.32 ACRES MORE OR LESS.

EXHIBIT "4"  
LAND USES

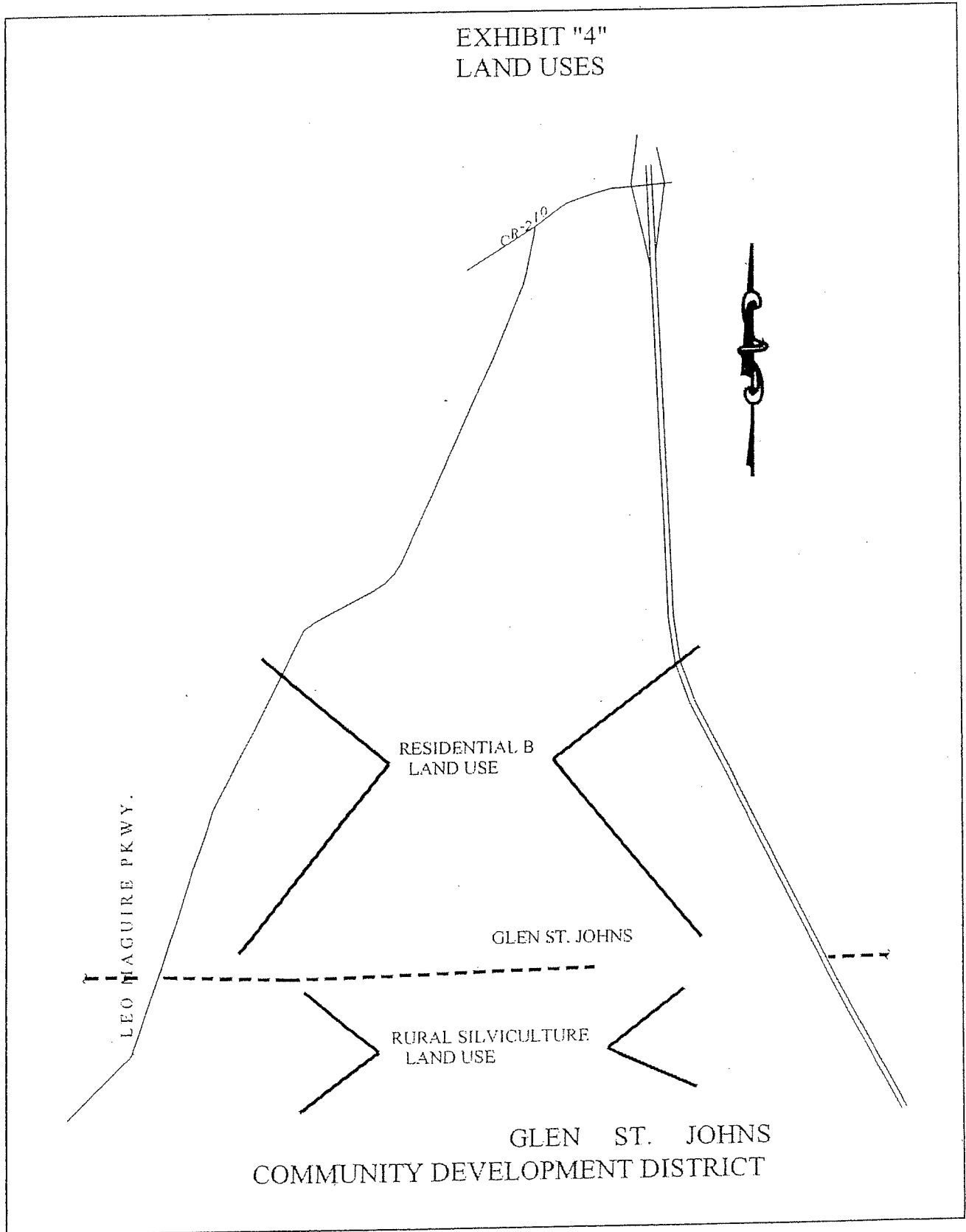


EXHIBIT "5"  
GLEN ST. JOHNS COMMUNITY  
DEVELOPMENT DISTRICT  
PROJECT LAYOUT

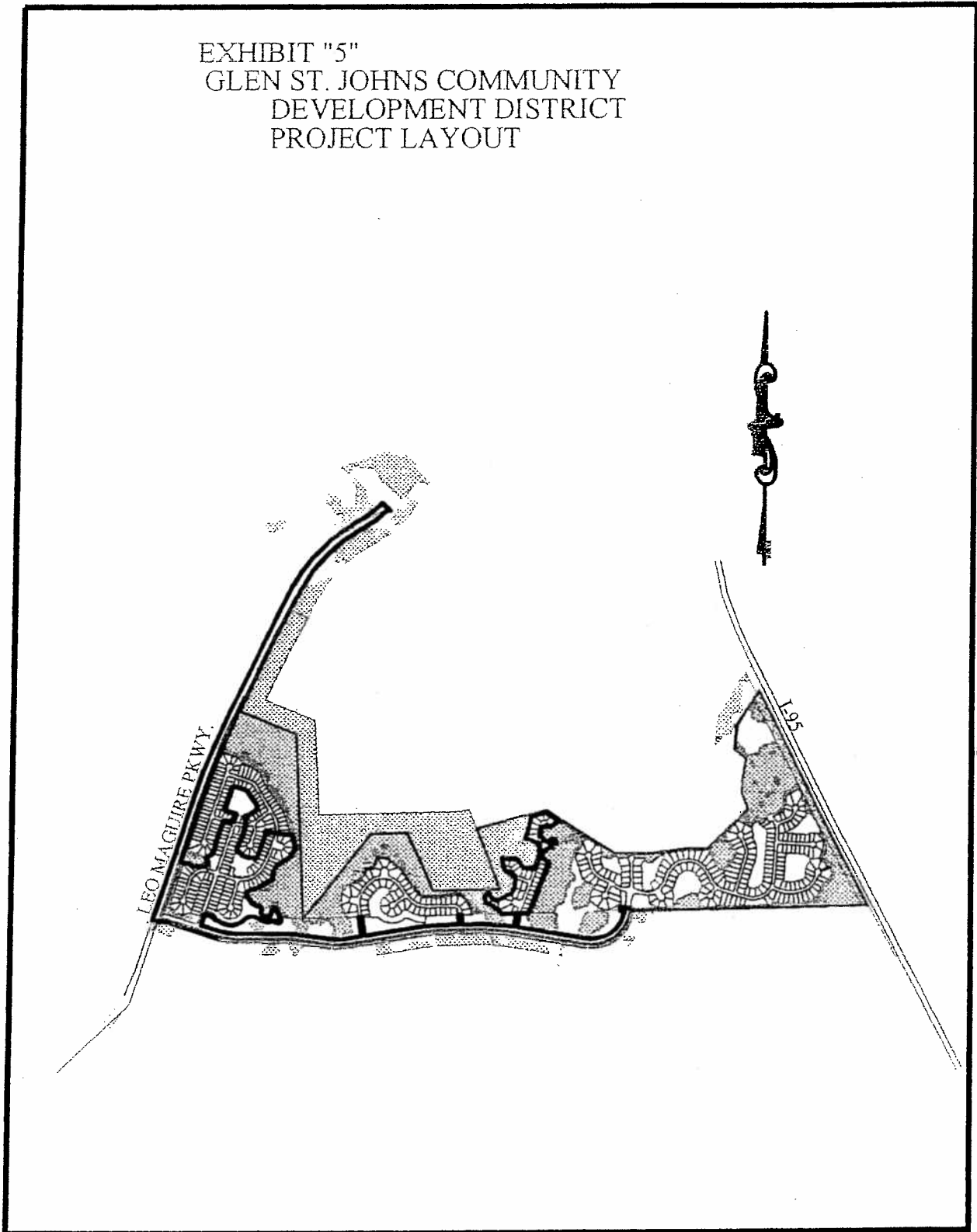


EXHIBIT "6"  
MAJOR WATER, SEWER &  
DRAINAGE OUTFALL MAP

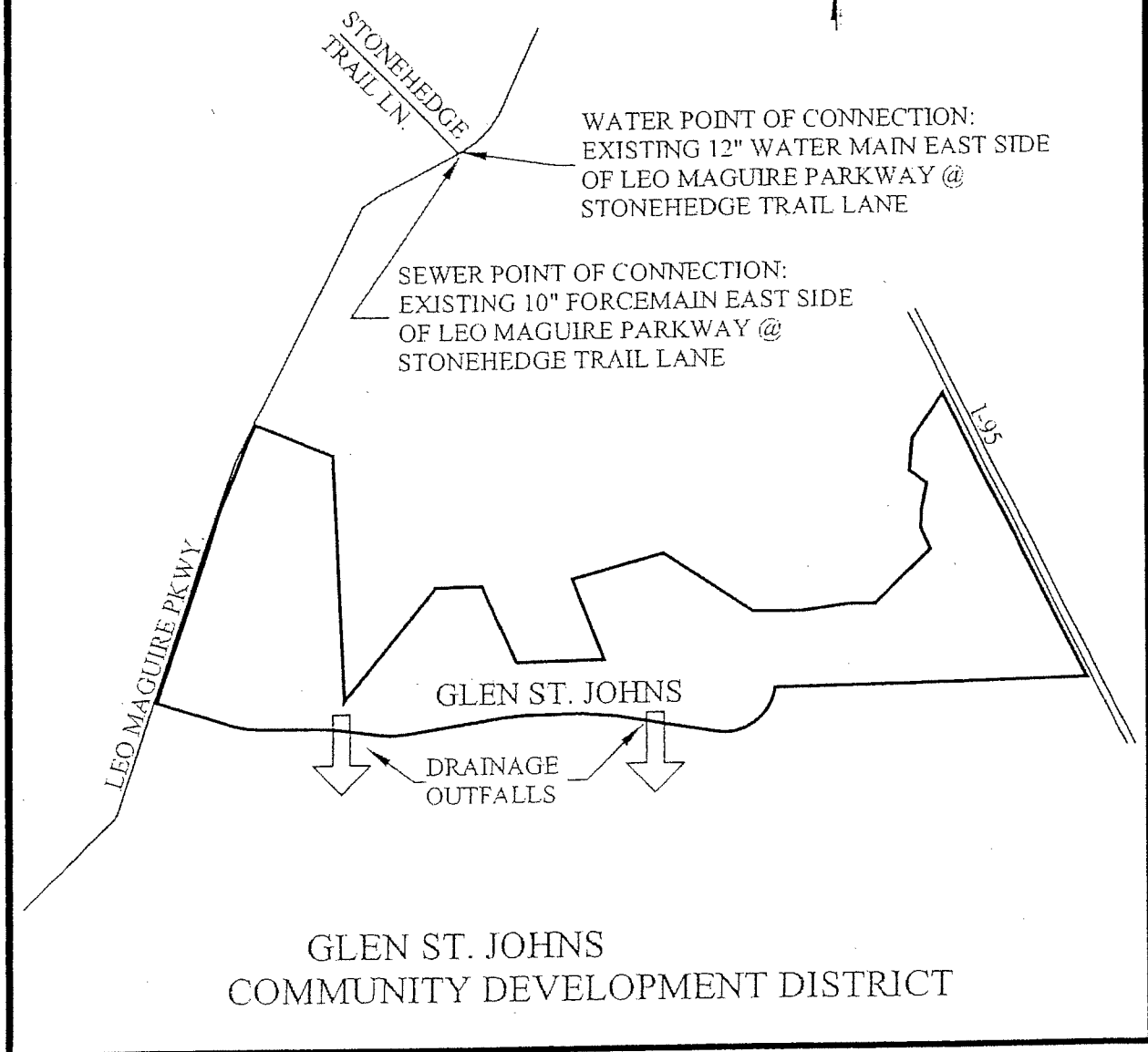


Exhibit 7

Glen St Johns  
Community Development District

Proposed Infrastructure Plan

<u>Facility</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing</u>	<u>Operation Maintenance</u>
Roadways & Standard Street Lighting*	CDD	County	Special Assessment Bonds	County
Water & Wastewater	CDD	County	Special Assessment Bonds	JEA
Stormwater Management	CDD	CDD	Special Assessment Bonds	CDD
Landscape/Entranceway	CDD	CDD	Special Assessment Bonds	CDD
Recreation	CDD	CDD	Special Assessment Bonds	CDD

\*Street lighting and any enhanced landscaping will be maintained by CDD.

Exhibit 8

SUMMARY OF COST ESTIMATES  
Glen St. Johns Community Development District

CATEGORY	ESTIMATED COST
Recreation	\$ 2,000,000.00
Roadways	\$ 2,284,000.00
Stormwater Management	\$ 1,694,000.00
Water and Wastewater	\$ 1,141,800.00
Landscaping/Entranceway	\$ 380,200.00
<b>TOTAL</b>	<b>\$ 7,500,000.00</b>



STATEMENT OF ESTIMATED REGULATORY COSTS  
FOR  
GLEN ST. JOHNS  
COMMUNITY DEVELOPMENT DISTRICT

*Prepared By:*

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February 10, 2006

RIZZETTA & COMPANY  
INCORPORATED

**GLEN ST. JOHNS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS**

**TABLE OF CONTENTS**

	<u>PAGE</u>
I. INTRODUCTION	
1. PURPOSE & SCOPE	1
2. GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT	2
II. STATUTORY ITEMS	3
1. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE	
A. THE STATE OF FLORIDA	4
B. ST. JOHNS COUNTY	4
C. CURRENT PROPERTY OWNERS	4
D. FUTURE PROPERTY OWNERS	5
2. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY AND TO ANY OTHER STATE AND LOCAL ENTITIES OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES	
A. COSTS TO GOVERNMENTAL AGENCIES OF IMPLEMENTING & ENFORCING THE ORDINANCE	
1. ST. JOHNS COUNTY	5
2. STATE OF FLORIDA	6
3. THE DISTRICT	6
B. IMPACT ON STATE AND LOCAL REVENUES	6
3. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE	7
4. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY SECTION 288.703, F.S., AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED BY SECTION 120.52 F.S.	8
5. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL	8

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GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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**I. INTRODUCTION**

**1. PURPOSE AND SCOPE**

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of St. Johns County, Florida, to establish the Glen St. Johns Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1) (a) 8, F.S., requires, as part of the petition, a Statement of Estimated Regulatory Costs prepared pursuant to Section 120.541 F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

The establishment of an independent community development district as provided in this act is not a development order within the meaning of Chapter 380. All governmental planning, environmental, and land development laws, regulations, and rules apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Local Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, rules, or regulations of the applicable local general-purpose government.

GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2) (d), F.S., as follows:

That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service-delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S. is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as a pre-condition for future development. See Section 163.3177(10) (h) (the "concurrency" requirement), F.S.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the county as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. The annual operations and administrative costs of the CDD will be borne entirely by the District and will not require any subsidy from the State of Florida or St. Johns County, nor will it place any additional economic burden on those persons not residing within the District. It is currently estimated that these costs will range from \$600,000 to \$800,000 per year.

2. **GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT.**

The proposed District will contain approximately 365.93 acres. The petitioner is seeking authority, as outlined in Section 190.012 F.S., for the District to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is

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GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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not limited to: water management and control, water supply, sewer, wastewater management, bridges or culverts, district roads and street lights, transportation facilities, parking improvements, environmental remediation and cleanup, conservation areas, parks and recreational facilities, or any other project, with or without the boundaries of the District, required by a development order issued by a local government or subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District. The summary of cost estimates and proposed infrastructure plan are listed on page 10 of this report.

**II. STATUTORY ITEMS:**

Section 120.541(2), F.S. (2002), defines the elements a Statement of Estimated Regulatory Costs must contain, as follows:

- (1) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance;
- (2) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues;
- (3) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance;
- (4) An analysis of the impact on small businesses as defined by Section 288.703, F.S. and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.;

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GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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(5) Any additional information that the agency determines may be useful.

The estimated regulatory impacts for the establishment of the District are summarized below.

1. **A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE**

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: A) The State of Florida and its residents, B) St. Johns County and its residents, C) current property owners and D) future property owners.

A. THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 2. A. 2 below. The cost of any additional administrative services provided by the state as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

B. ST. JOHNS COUNTY

St. Johns County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the on-going administration of the CDD other than any one-time administrative costs outlined in Section 2. A. 1 below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the county as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

C. CURRENT PROPERTY OWNERS

The current property owners of the lands within the boundaries of the proposed District will be affected by the proposed ordinance to the extent that the District issues debt for the construction of infrastructure and undertakes operation and

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GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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maintenance responsibility for that infrastructure.

D. FUTURE PROPERTY OWNERS

The future property owners are those who will own property in the proposed District. These future property owners will be affected by the proposed ordinance to the extent that the District issues debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

2. **A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES**

A. **COSTS TO GOVERNMENTAL AGENCIES OF IMPLEMENTING AND ENFORCING THE ORDINANCE**

1. St. Johns County (The "Agency")

Because the proposed CDD encompasses less than 1,000 acres, this petition is being submitted to St. Johns County (i.e., the "Agency" under Section 120.541(2), Florida Statutes) for approval in accordance with Section 190.005(2) Florida Statutes. The Agency may incur certain one-time administrative costs involved with the review of this petition.

Once the proposed District is established, St. Johns County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the county and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The proposed District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, St. Johns County should not incur any costs. The Agency may, however, choose to review these documents. To offset these one-time administrative costs, the petitioner may have to submit a filing fee to St. Johns County.

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GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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2. State of Florida

Once the District is established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the proposed District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

3. The District.

The proposed District will also incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the District benefiting from its facilities and its services.

**B. IMPACT ON STATE AND LOCAL REVENUES**

It is anticipated that approval of this petition will not have any negative effect on state revenues. There is however, the potential for an increase in state sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a District obligation could become a state or county obligation thereby negatively effecting state or local revenues. This cannot

RIZZETTA & COMPANY  
INCORPORATED



GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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occur as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district shall constitute a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state. Section 190.016(15), F.S.

In summary, establishment of the proposed Glen St. Johns Community Development District will not create any significant economic costs for the State of Florida or for St. Johns County.

**3. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.**

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by St. Johns County or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the Districts' Board of Supervisors. Further, the District is limited in

GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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jurisdiction and responsibility to this single development. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

4. **AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY SECTION 288.703, F.S., AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED BY SECTION 120.52 F.S.**

Establishment of the proposed District should not have any negative impact on small businesses. Any business, large or small, has the option of locating in a community development district provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subjected to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the development should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

St. Johns County is not defined as a small county for purposes of this requirement.

In addition, establishment of a CDD should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

5. **ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL**

Certain data utilized in this report was provided by the developer/petitioner and

GLENN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other Community Development Districts in various stages of existence.

GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS

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Summary of Cost Estimates

CATEGORY	ESTIMATED COST
Recreation	\$ 2,000,000.00
Roadways & Standard Street Lighting*	\$ 2,284,000.00
Stormwater Management	\$ 1,694,000.00
Water and Wastewater	\$ 1,141,800.00
Landscaping/Entranceway	\$ 380,200.00
<b>TOTAL</b>	<b>\$ 7,500,000.00</b>

\*Street lighting will be maintained by CDD.

Proposed Infrastructure Plan

CATEGORY	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING	OPERATIONS & MAINTENANCE
Recreation	CDD	CDD	Special Assessment Bonds	CDD
Roadways & Standard Street Lighting*	CDD	County	Special Assessment Bonds	County
Stormwater Management	CDD	CDD	Special Assessment Bonds	CDD
Water and Wastewater	CDD	County	Special Assessment Bonds	County
Landscaping/Entranceway	CDD	CDD	Special Assessment Bonds	CDD

\*Street lighting will be maintained by CDD.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 14<sup>th</sup> DAY OF July 2006  
**CHERYL STRICKLAND, CLERK**  
 Ex-Officio Clerk of the Board of County Commissioners



BY: Luanne King D.C.

# The St. Augustine Record

COPY OF ADVERTISEMENT

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT**  
who on oath says that he is an Accounting Clerk of the St. Augustine Record,  
a daily newspaper published at St. Augustine in St. Johns County, Florida:  
that the attached copy of advertisement, being **DISPLAY ADVERTISEMENT**  
in the matter **NOTICE GLEN ST JOHNS CDD**  
was published in said newspaper in the issues of  
**JUNE 14, 2006.**

Affiant further says that the St. Augustine Record is a newspaper published  
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper  
heretofore been continuously published in said St. Johns County, Florida, each  
day and has been entered as second class mail matter at the post office in the  
City of St. Augustine, in said St. Johns County, for a period of one year preceding  
the first publication of the copy of advertisement; and affiant further says that  
he has neither paid nor promised any person, firm or corporation any discount,  
rebate, commission or refund for the purpose of securing the advertisement for  
publication in the said newspaper.

Sworn to and subscribed before me this **14TH** day of **JUNE, 2006.**

by *Charles Barrett* who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.

*Patricia A. Bergquist*  
(Signature of Notary Public)



Patricia A. Bergquist  
My Commission DD275001  
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

# The St. Augustine Record

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

COPY OF ADVERTISEMENT

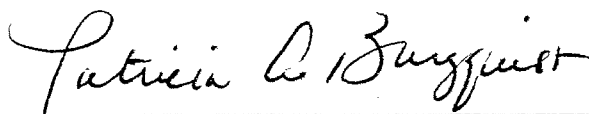
STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT**  
who on oath says that he is an Accounting Clerk of the St. Augustine Record,  
a daily newspaper published at St. Augustine in St. Johns County, Florida:  
that the attached copy of advertisement, being **DISPLAY ADVERTISEMENT**  
in the matter **NOTICE CDD FOR GLEN ST JOHNS**  
was published in said newspaper in the issues of  
**JUNE 21, 2006.**

Affiant further says that the St. Augustine Record is a newspaper published  
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper  
heretofore been continuously published in said St. Johns County, Florida, each  
day and has been entered as second class mail matter at the post office in the  
City of St. Augustine, in said St. Johns County, for a period of one year preceding  
the first publication of the copy of advertisement; and affiant further says that  
he has neither paid nor promised any person, firm or corporation any discount,  
rebate, commission or refund for the purpose of securing the advertisement for  
publication in the said newspaper.

Sworn to and subscribed before me this **21ST** day of **JUNE, 2006.**

by  who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.

  
(Signature of Notary Public)



Patricia A. Bergquist  
My Commission DD275991  
Expires December 15, 2007

(Seal)

PATRICIA A. BERGQUIST

# The St. Augustine Record

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

COPY OF ADVERTISEMENT

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**  
who on oath says that she is an Accounting Clerk of the St. Augustine Record,  
a daily newspaper published at St. Augustine in St. Johns County, Florida:  
that the attached copy of advertisement, being **NOTICE OF PUBLIC NOTICE**  
in the matter **ESTABLISHMENT OF THE GLEN ST. JOHNS COMM**  
was published in said newspaper in the issues of  
**JUNE 28, 2006.**

Affiant further says that the St. Augustine Record is a newspaper published  
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper  
heretofore been continuously published in said St. Johns County, Florida, each  
day and has been entered as second class mail matter at the post office in the  
City of St. Augustine, in said St. Johns County, for a period of one year preceding  
the first publication of the copy of advertisement; and affiant further says that  
he has neither paid nor promised any person, firm or corporation any discount,  
rebate, commission or refund for the purpose of securing the advertisement for  
publication in the said newspaper.

Sworn to and subscribed before me this 28<sup>th</sup> day of JUNE, 2006.

by Sarah Selfridge who is personally known to me  
or who has produced PERSONALLY KNOWN as identification.

Patricia A. Bergquist  
(Signature of Notary Public)



Patricia A. Bergquist  
My Commission DD275091  
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

# The St. Augustine Record

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

COPY OF ADVERTISEMENT

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT**

who on oath says that he is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being **DISPLAY ADVERTISEMENT**

in the matter **NOTICE OF LOCAL PUBLIC HEARING GLEN ST. JOHNS CDD**

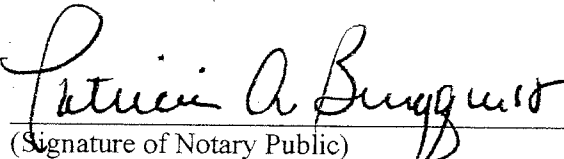
was published in said newspaper in the issues of

**JULY 5, 2006.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 5<sup>TH</sup> day of **JULY, 2006.**

by  who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.

  
(Signature of Notary Public)



Patricia A. Bergquist  
My Commission DB275991  
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST



# STATE OF FLORIDA DEPARTMENT OF STATE

## Division of Library and Information Services

I, SUE M. COBB, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of St. Johns County Ordinance No. 2006-81, together with attachments, which was filed in this office on July 17, 2006, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.

**Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
19th. day of July, A.D., 2006.**



*Sue M. Cobb*

Secretary of State

If photocopied or chemically altered, the word "VOID" will appear.

State of Florida appears in small letters across the face of this 8 1/2 x 11" document.