

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Southaven Community Development District  
c/o Rizzetta & Company, Inc.  
2806 North Fifth Street, Suite 403  
St. Augustine, Florida 32084

**AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCING AND  
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT**

*THIS AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT AMENDS THE DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT RECORDED IN ST. JOHNS COUNTY OFFICIAL RECORDS BOOK 4093, PAGE 111.*

**Board of Supervisors<sup>1</sup>  
Southaven Community Development District**

Walter O'Shea  
Chairperson

Carla Luigs  
Assistant Secretary

Lane Gardner  
Vice Chairperson

Ella "Pud" English  
Assistant Secretary

Kevin Jund  
Assistant Secretary

Rizzetta & Company, Inc.  
District Manager  
2806 North Fifth Street, Suite 403  
St. Augustine, Florida 32084  
(904) 436-6270

District records are on file at the offices of Rizzetta & Company, Inc., and at the Local Records Office at the offices of Rizzetta & Company, Inc. located at 2806 N. Fifth Street, Unit 403, St. Augustine, Florida 32084 and are available for public inspection upon request during normal business hours.

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

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COPY

**SOUTHAVEN  
COMMUNITY DEVELOPMENT DISTRICT**

**INTRODUCTION**

The Southaven Community Development District ("District") is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of the following improvements: master entrance and loop road; master stormwater system; master utility system; recreation and amenity center; entry feature and signage; landscaping, lighting, fencing and street trees; security; neighborhood infrastructure; and other related public infrastructure.

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

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

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

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes ("Act"), and established by Ordinance No. 2014-22 enacted by the Board of County Commissioners of St. Johns County, Florida, which was effective on May 13, 2014. The District encompasses approximately 314 acres of land located entirely within the boundaries of St. Johns County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

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

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally

subject to the same disclosure requirements as other elected officials under the State's ethics laws.

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

The District is comprised of approximately 314 acres located entirely within St. Johns County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit "A."** The public infrastructure necessary to support the District's development program includes, but is not limited to: master entrance and loop road; master stormwater system; master utility system; recreation and amenity center; entry feature and signage; landscaping, lighting, fencing and street trees; security; and neighborhood infrastructure. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an *Engineer's Report*, dated February 25, 2015, as supplemented by the *Engineer's Report*, dated March 25, 2015, and the *Amended and Supplemented Engineer's Report* dated November 4, 2016 (together, "Engineer's Report"). The Engineer's Report provides a basic description of all of the improvements contemplated for the completion of the infrastructure of the District and detailed information on the improvements in the Series 2015 Project and Series 2016 Project, both defined herein (the "Capital Improvement Plan"). Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements have been and will be partially funded by the District's sale of bonds. On October 6, 2014, the Circuit Court of the State of Florida, in and for St. Johns County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$25,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On March 26, 2015, the District issued a series of bonds for purposes of partially financing the design, construction and acquisition costs of engineering plans, permits and infrastructure for the Capital Improvement Plan ("Series 2015 Project"). On that date, the District issued its Southaven Community Development District, Special Assessment Bonds, Series 2015A-1, in the amount of \$4,035,000 and its Southaven Community Development District, Special Assessment Bonds, Series 2015A-2, in the amount of \$3,520,000 (together, "Series 2015 Bonds"). Proceeds of the Series 2015 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2015 Project.

On December 8, 2016, the District issued a series of bonds for purposes of partially financing the design, construction and acquisition costs of engineering plans, permits and infrastructure for the Capital Improvement Plan ("Series 2016 Project"). On that date, the District issued its Southaven Community Development District, Special Assessment Bonds, Series 2016A-1, in the amount of \$4,515,000 and its Southaven Community Development District, Special Assessment Bonds, Series 2016A-2, in the amount of \$2,410,000 (together, "Series 2016 Bonds", and together with the Series 2015 Bonds, "Bonds"). Proceeds of the Series

2016 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the Series 2016 Project.

#### **MASTER ENTRANCE AND LOOP ROAD**

This improvement consists of: i) a 24-foot wide two-lane curb and gutter entrance roadway; ii) a 20-foot wide curb and gutter exit lane; iii) turn lane improvements from International Golf Parkway into the project; iv) landscaping and irrigation; and v) a loop road that will route through both Phase I and Phase II of the project which will consist of both 24-foot wide and 20-foot wide two-lane curb and gutter roadways. All of these improvements with the exception of a portion of the loop road were completed as part of the Series 2015 Project. Approximately, 4150 linear feet of the loop road is included in the Series 2015 Project with approximately 3220 linear feet remaining to be constructed in the Series 2016 Project. The improvements may be dedicated to St. Johns County or owned by the District upon completion.

#### **MASTER STORMWATER SYSTEM – SERIES 2015 AND SERIES 2016 PROJECTS**

The District has financed, designed and constructed certain master drainage improvements within and adjacent to the District boundaries as part of the Series 2015 Project. The Series 2015 Project has been constructed and the master stormwater system includes the stormwater management facilities (“SMFs”) #1 and #1A, outfall control structures, drainage structures, transmission pipes, and mass grading to ensure that the Series 2015 Project lands within the District will drain in accordance with the system design. These improvements have been designed to St. Johns County and St. Johns River Water Management District (“SJRWMD”) standards. These drainage improvements are owned and maintained by the District.

Also, the District intends to finance, design, construct, and/or acquire certain master drainage improvements within and adjacent to the District boundaries as part of the Series 2016 Project. These improvements will be designed and modified to St. Johns County and SJRWMD standards. The Series 2016 Project master storm water system includes the stormwater management facility #2, outfall control structures, drainage structures, transmission pipes, and mass grading to ensure that the Series 2016 Project lands within the District will drain in accordance with the system design. The outfall control structures include the outfall pipes and associated end treatments. Transmission and equalizer pipes provide the interconnectivity required for the system to function as designed and includes the pipe end treatments. These improvements will be design and modified to St. Johns County standards and SJRWMD standards. The improvements will be owned and maintained by the District, unless they are located within right of ways owned by St. Johns County.

#### **MASTER UTILITY SYSTEM – SERIES 2015 AND SERIES 2016 PROJECTS**

The District has financed, designed and constructed certain master potable water, master reuse water and wastewater utility facilities within the portion of District boundaries as part of the Series 2015 Project. These completed Series 2015 Project improvements include the potable water mains, reuse mains, gravity sewer collection system, lift stations and the associated force mains that will convey the sanitary sewer flows from the development both onsite and offsite to the points of connection provided by St. Johns County Utility Department ("SJCUD"). The Series 2015 Project improvements have been designed, and constructed to SJCUD standards. SJCUD owns the Series 2015 Project potable water, reuse and sanitary sewer utilities.

The District presently intends to finance, design, construct, and/or acquire certain master potable water, master reuse water and wastewater utility facilities within the portion of District boundaries served by the Series 2016 Project. These facilities will be owned and maintained by the SJCUD upon completion. SJCUD has provided a letter of availability for the utilities indicating capacity to serve this development.

#### **RECREATION AND AMENITY CENTER**

Although included in the Series 2015 Project, the Clubhouse and related improvements were completed and funded by the Developer. It is the intent of the District and the Developer that the District acquire the Clubhouse and related improvements from the Developer for an amount not to exceed \$2,100,000 with such costs to be included in the Series 2016 Project.

The current status of these facilities (Series 2015 Project and Series 2016 Project) is as follows:

- ▶ Clubhouse (Constructed)
- ▶ Restrooms (Constructed)
- ▶ Pool (Constructed)
- ▶ Playground Equipment (Constructed)
- ▶ Active recreation Area (Partially constructed)
- ▶ Parking (Constructed)
- ▶ Landscape and Lighting (Partially constructed)
- ▶ Tennis Courts (Constructed)
- ▶ Amenity Center (Constructed)
- ▶ Pocket Parks (Partially constructed)
- ▶ Recreational Improvements (Partially constructed)
- ▶ Greenways (Partially constructed)

Also, the District intends to finance, design, construct, and/or acquire recreational facilities which may include pocket parks with recreational improvements and greenways within the portion of District boundaries as part of the Series 2016 Project.

#### **ENTRY FEATURE AND SIGNAGE AND SECURITY – SERIES 2015 PROJECT**

The District has financed, designed and constructed an entry feature, community signage and security facilities. These improvements include entry monuments, community signage, lighting, walls, fencing, landscape, hardscape, irrigation, gate and gatehouse as part of the Series 2015 Project. No additional improvements of this type are anticipated to be included in the Series 2016 Project.

### **LANDSCAPING, LIGHTING, FENCING AND STREET TREES**

The District has financed, designed, constructed, and acquired landscape, fencing and street trees as part of the Series 2015 Project. These improvements include landscape, hardscape, irrigation, lighting, fencing and street trees located within and adjacent to the Series 2015 Project. The District also presently intends to finance, design, construct, and / or acquire landscape, fencing and street trees in the Series 2016 Project. These improvements may include landscape, hardscape, irrigation, lighting, fencing and street trees to be located within and adjacent to the portions of the District and will be included in the Series 2016 Project.

### **NEIGHBORHOOD INFRASTRUCTURE**

The District has financed, designed, constructed, and acquired certain infrastructure improvements for the neighborhoods within the portions of the District served by the Series 2015 Project. These improvements include complete construction of the basic infrastructure for each Series 2015 Project neighborhood, including but not limited to: clearing and grubbing, earthwork, potable water, reuse irrigation water, and sewer utilities, internal roadways, grassing, and sodding. The District also presently intends to finance, design, construct, and acquire certain infrastructure improvements for the neighborhoods within the portions of the District served by the Series 2016 Project. These improvements include complete construction of the basic infrastructure for each Series 2016 Project neighborhood, including but not limited to: clearing and grubbing, earthwork, potable water, reuse irrigation water, and sewer utilities, internal roadways, grassing, and sodding. The internal roadways provide access throughout the Series 2015 Project residential area of the District and have been constructed to St. Johns County standards. The internal roadways will provide access throughout the Series 2016 Projects residential area of the District and will be constructed to St. Johns County standards. The opinion of probable cost in the Capital Improvement Plan includes design, permitting and construction costs for a network of two-lane roadways providing access to each residence. The Series 2015 Project roadways and rights of ways are owned by the District. The Series 2016 Project roadways and rights of ways maybe dedicated to St. Johns County or owned by the District upon completion. The Series 2015 Project water and reuse distribution improvements consists of the main underground transmission system necessary to service residents of the District, as required by the SJCUD and Florida Department of Environmental Protection ("FDEP"). The Series 2015 Project sanitary sewer collection improvements consist of the sanitary manholes, gravity sanitary sewer mains, sanitary lift station and sanitary force main required to serve residents of the District. These potable water, reuse, and sanitary sewer systems improvements have been designed according to the SJCUD and FDEP standards and have been dedicated to the County and are owned and maintained by the SJCUD. The proposed Series 2016 Project water and reuse



distribution improvements consist of the main underground transmission system necessary to service residents of the District, as required by the SJCUD and FDEP. The proposed Series 2016 Project sanitary sewer collection improvements consist of the sanitary manholes, gravity sanitary sewer mains required to serve residents of the District. These potable water, reuse, and sanitary sewer systems improvements will be designed according to the SJCUD and FDEP standards and upon completion will be dedicated to the County and will be owned and maintained by the SJCUD.

### Assessments, Fees and Charges

A portion of the master infrastructure improvements identified in the District's Capital Improvement Plan have been or will be financed by the District through the sale of its Bonds. The amortization schedules for the Bonds are available in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District's *Amended and Restated Master Special Assessment Allocation Report*, dated December 3, 2014, as supplemented by the *Final Supplemental Special Assessment Allocation Report*, dated March 25, 2015 and *Final Second Supplemental Special Assessment Allocation Report*, Series 2016, dated December 7, 2016 (together, "Assessment Methodology"), are available for review in the District's public records.

The Series 2015 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District, as further described in **Exhibit "B"** attached hereto, that benefit from the design, construction, and/or acquisition and operation of the District's Series 2015 Project ("Series 2015 Debt Assessments"). The Series 2015 Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2015 Debt Assessments are levied in accordance with the District's Assessment Methodology and represent an allocation of the costs of the Series 2015 Project to those lands within the District benefiting from the Series 2015 Project.

The Series 2016 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District, as further described in **Exhibit "C"** attached hereto, that benefit from the design, construction, and/or acquisition and operation of the District's Series 2016 Project ("Series 2016 Debt Assessments" and together with the Series 2015 Debt Assessments, "Debt Assessments"). The Series 2016 Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2016 Debt Assessments are levied in accordance with the District's Assessment Methodology and represent an allocation of the costs of the Series 2016 Project to those lands within the District benefiting from the Series 2016 Project.

The Debt Assessments described above exclude any operations and maintenance assessments ("O&M Assessments") which may be determined and calculated annually by the Board and are levied against all benefitted lands in the District. A detailed description of all

costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

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

### **Method of Collection**

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

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Southaven Community Development District, 2806 North Fifth Street, Suite 403, St. Augustine, Florida 32084 or call (904) 436-6270.

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

IN WITNESS WHEREOF, this *Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken* has been executed as of the 18th day of August, 2017, and recorded in the Official Records of St. Johns County, Florida.

**SOUTHAVEN COMMUNITY  
DEVELOPMENT DISTRICT**

W O S  
By: Walter O'Shea  
Chairperson

Jill Fuhrman  
Witness

Carla Luigs  
Witness

Jill Fuhrman  
Print Name

Carla Luigs  
Print Name

**STATE OF FLORIDA  
COUNTY OF ST JOHNS**

The foregoing instrument was acknowledged before me this 18th day of August, 2017, by Walter O'Shea, Chairperson of the Southaven Community Development District, who is personally known to me or who has produced as identification, and did [] or did not [] take the oath.

Kellie M Hines  
Notary Public, State of Florida



Print Name: Kellie M. Hines  
Commission No.: FF169609  
My Commission Expires: June 4, 2018

## EXHIBIT A

October 4, 2013  
IGP- Francis Road

Work Order No. 13-190.00  
File No. 123A-22.00A

### CDD Parcel

All of the West one-half of the West one-half of Section 13, together with a portion of Section 14, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to Sections 14 and 23, and Section 38, the Antonio Huertas Grant, said Township and Range; thence Northeasterly and Northwesterly along the Easterly and Northerly lines of said Section 38 the following two courses: Course One, thence North  $19^{\circ}37'31''$  East, 3555.09 feet; Course Two, thence North  $72^{\circ}29'22''$  West, 937.57 feet to its intersection with the Easterly right of way line of North Francis Road, a 64.50 foot right of way as monumented; thence Northerly along said Easterly right of way line the following three courses: Course One, thence North  $21^{\circ}31'00''$  East, 238.72 feet to the point of curvature of a curve concave Westerly, having a radius of 648.39 feet; Course Two, thence Northerly along the arc of said curve, through a central angle of  $21^{\circ}04'12''$ , an arc length of 238.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $10^{\circ}58'54''$  East, 237.10 feet; Course Three, thence North  $00^{\circ}26'48''$  East, 1184.49 feet to a point lying on the Southerly right of way line of International Golf Parkway, also known as Nine Mile Road, a 66 foot right of way as monumented; thence North  $89^{\circ}35'44''$  East, along said Southerly right of way line, 1327.60 feet to an angle point in said Southerly right of way line; thence North  $89^{\circ}12'28''$  East, continuing along said Southerly right of way line, 1392.59 feet to an intersection with the Easterly line of said West one-half of the West one-half of Section 13, as monumented, said line also being the Westerly line of those lands described and recorded in Official Records Book 1568, page 482 of the public records of said county; thence South  $00^{\circ}10'32''$  West, along said Easterly line, 5261.16 feet to a point lying on the Northerly line of Section 24, said Township and Range; thence South  $89^{\circ}19'05''$  West, along said Northerly line and along the Northerly line of said Section 23, a distance of 3146.00 feet to the Point of Beginning.

Containing 314.34 acres, more or less.

**EXHIBIT B**

October 4, 2013  
IGP- Francis Road

Work Order No. 13-190.00  
File No. 123A-22.00A

**CDD Parcel**

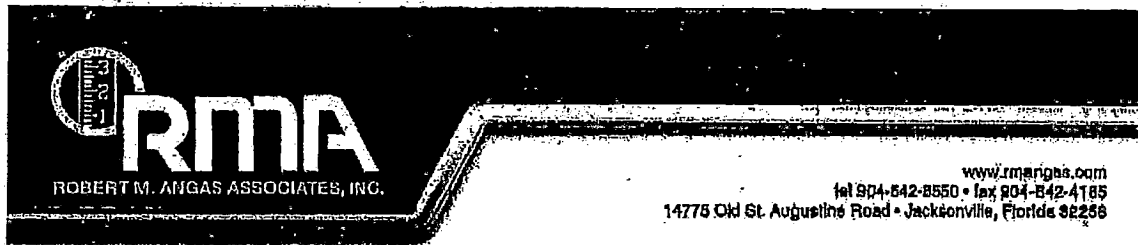
All of the West one-half of the West one-half of Section 13, together with a portion of Section 14, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to Sections 14 and 23, and Section 38, the Antonio Huertas Grant, said Township and Range; thence Northeasterly and Northwesterly along the Easterly and Northerly lines of said Section 38 the following two courses: Course One, thence North  $19^{\circ}37'31''$  East, 3555.09 feet; Course Two, thence North  $72^{\circ}29'22''$  West, 937.57 feet to its intersection with the Easterly right of way line of North Francis Road, a 64.50 foot right of way as monumented; thence Northerly along said Easterly right of way line the following three courses: Course One, thence North  $21^{\circ}31'00''$  East, 238.72 feet to the point of curvature of a curve concave Westerly, having a radius of 648.39 feet; Course Two, thence Northerly along the arc of said curve, through a central angle of  $21^{\circ}04'12''$ , an arc length of 238.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $10^{\circ}58'54''$  East, 237.10 feet; Course Three, thence North  $00^{\circ}26'48''$  East, 1184.49 feet to a point lying on the Southerly right of way line of International Golf Parkway, also known as Nine Mile Road, a 66 foot right of way as monumented; thence North  $89^{\circ}35'44''$  East, along said Southerly right of way line, 1327.60 feet to an angle point in said Southerly right of way line; thence North  $89^{\circ}12'28''$  East, continuing along said Southerly right of way line, 1392.59 feet to an intersection with the Easterly line of said West one-half of the West one-half of Section 13, as monumented, said line also being the Westerly line of those lands described and recorded in Official Records Book 1568, page 482 of the public records of said county; thence South  $00^{\circ}10'32''$  West, along said Easterly line, 5261.16 feet to a point lying on the Northerly line of Section 24, said Township and Range; thence South  $89^{\circ}19'05''$  West, along said Northerly line and along the Northerly line of said Section 23, a distance of 3146.00 feet to the Point of Beginning.

Containing 314.34 acres, more or less.

[CONTINUED ON NEXT PAGE]

LESS AND EXCEPT:



Revised May 19, 2014  
August 1, 2013  
XGP-Francis Road

Work Order 13-145.00  
File No. 122F-28,00B

**Parcel 2**

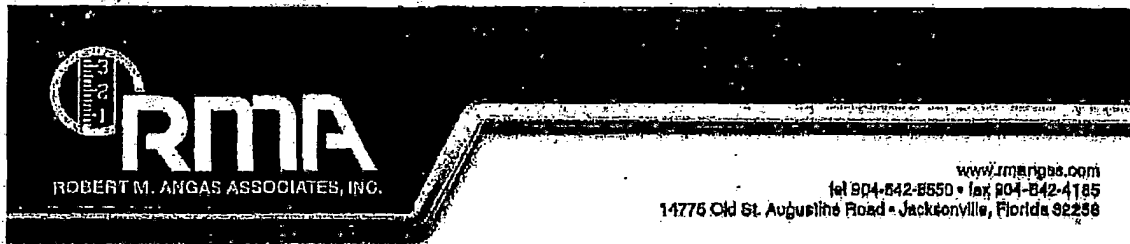
A portion of the West one-half of the West one-half of Section 13, together with a portion of Section 14, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to Sections 14 and 23, and Section 38 of the Antonio Huertas Grant, said Township and Range; thence North 19°37'31" East, along the Easterly line of said Section 38 a distance of 3555.09 feet to the Northeasterly corner of said Section 38; thence South 35°51'46" East, 312.02 feet; thence South 16°00'00" East, 245.61 feet; thence South 57°32'41" East, 158.27 feet; thence Due South, 957.21 feet; thence Due West, 810.16 feet; thence South 19°37'31" West, 1777.44 feet; thence Due East, 1722.02 feet; thence Due North, 2645.02 feet; thence Due East, 186.99 feet; thence South 35°15'00" East, 60.24 feet; thence North 54°55'33" East, 93.20 feet; thence North 47°30'00" East, 97.62 feet; thence South 41°50'32" East, 29.60 feet; thence North 47°30'00" East, 153.27 feet; thence North 46°00'00" East, 70.87 feet; thence North 34°51'01" East, 69.39 feet; thence North 22°00'00" East, 69.45 feet; thence North 10°00'00" East, 59.35 feet; thence Due North, 77.89 feet; thence North 10°00'00" West, 68.69 feet; thence North 17°00'00" West, 72.36 feet; thence North 20°15'00" West, 391.54 feet; thence North 19°21'06" West, 82.59 feet; thence North 11°38'12" West, 85.56 feet; thence North 04°11'53" West, 92.96 feet; thence North 00°45'00" West, 1065.45 feet; thence South 89°35'44" West, 131.00 feet; thence Due North, 214.63 feet to a point lying on the Southerly right of way line of International Golf Parkway (A.K.A. Nine Mile Road), a 66 foot right of way as monumented; thence North 89°12'28" East, along said Southerly right of way line, 1004.31 feet to a point lying on the Easterly line of the West one-half of the West one-half of said Section 13; thence South 00°10'32" West, departing said Southerly right of way line and along said Easterly line, 5261.16 feet to a point lying on the Northerly line of Section 24, said Township and Range; thence South 89°19'05" West, departing said Easterly line and along the Northerly line of Section 23 and Section 24, said Township and Range, 3146.00 feet to the Point of Beginning.

Containing 157.17 acres, more or less.

SURVEYORS • PLANNERS • CIVIL ENGINEERS  
Jacksonville, Florida

## EXHIBIT C



Revised May 19, 2014  
August 1, 2013  
IGP-Francis Road

Work Order 13-145.00  
File No. 122R-28,00B

## Parcel 2

A portion of the West one-half of the West one-half of Section 13, together with a portion of Section 14, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to Sections 14 and 23, and Section 38 of the Antonio Huertas Grant, said Township and Range; thence North 19°37'31" East, along the Easterly line of said Section 38 a distance of 3555.09 feet to the Northeasterly corner of said Section 38; thence South 35°51'46" East, 312.02 feet; thence South 16°00'00" East, 245.61 feet; thence South 57°32'41" East, 158.27 feet; thence Due South, 957.21 feet; thence Due West, 810.16 feet; thence South 19°37'31" West, 1777.44 feet; thence Due East, 1722.02 feet; thence Due North, 2645.02 feet; thence Due East, 186.99 feet; thence South 35°15'00" East, 60.24 feet; thence North 54°55'33" East, 93.20 feet; thence North 47°30'00" East, 97.62 feet; thence South 41°50'32" East, 29.60 feet; thence North 47°30'00" East, 153.27 feet; thence North 46°00'00" East, 70.87 feet; thence North 34°51'01" East, 69.39 feet; thence North 22°00'00" East, 69.45 feet; thence North 10°00'00" East, 59.35 feet; thence Due North, 77.89 feet; thence North 10°00'00" West, 68.69 feet; thence North 17°00'00" West, 72.36 feet; thence North 20°15'00" West, 391.54 feet; thence North 19°21'06" West, 82.59 feet; thence North 11°38'12" West, 85.56 feet; thence North 04°11'53" West, 92.96 feet; thence North 00°45'00" West, 1065.45 feet; thence South 89°35'44" West, 131.00 feet; thence Due North, 214.63 feet to a point lying on the Southerly right of way line of International Golf Parkway (A.K.A. Nine Mile Road), a 66 foot right of way as monumented; thence North 89°12'28" East, along said Southerly right of way line, 1004.31 feet to a point lying on the Easterly line of the West one-half of the West one-half of said Section 13; thence South 00°10'32" West, departing said Southerly right of way line and along said Easterly line, 5261.16 feet to a point lying on the Northerly line of Section 24, said Township and Range; thence South 89°19'05" West, departing said Easterly line and along the Northerly line of Section 23 and Section 24, said Township and Range, 3146.00 feet to the Point of Beginning.

Containing 157.17 acres, more or less.