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This Instrument Prepared by  
and return to:

Aberdeen Community Development District  
c/o Hopping Green & Sams, P.A.  
123 South Calhoun Street  
Tallahassee, Florida 32301

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

Board of Supervisors<sup>1</sup>  
Aberdeen Community Development District

J. Thomas Gillette, III  
Chairperson

Mark Dearing  
Assistant Secretary

Robert Porter  
Vice Chairperson

Mabry Edwards  
Assistant Secretary

Leo Johns  
Assistant Secretary

Governmental Management Services, LLC  
District Manager  
475 West Town Place, Suite 111  
World Golf Village  
St. Augustine, Florida 32092  
(904) 940-5850

District records are on file at the above address, and are available for public inspection upon request during normal business hours.

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of March 1, 2009. For a current list of Board Members, please contact the District Manager.

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**ABERDEEN  
COMMUNITY DEVELOPMENT DISTRICT**

**Introduction**

On behalf of the Board of Supervisors of the Aberdeen Community Development District (“District”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, the financing, acquisition, construction and/or maintenance of onsite and offsite roadways, water, sewer and reuse improvements, stormwater management, recreation facilities, right-of-way acquisition and entry features.

The District is here to serve the needs of the community and we encourage your participation in District activities. Pursuant to section 190.009, Florida Statutes, a copy of this document will be available for public inspection in the Official Records of St. Johns County, Florida.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE ABERDEEN 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.<sup>2</sup> 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 Aberdeen Community Development District and the assessments, fees and charges that have been levied within the District to pay for 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, and established by Rule 42NN-1 adopted by the Florida Land and Water Adjudicatory Commission, which became effective on November 5, 2003. The District currently encompasses approximately one thousand, three hundred, thirteen (1,313) acres of land located entirely within unincorporated St. Johns County, Florida. The legal description of the District's boundary is attached hereto as **Exhibit A**. 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 of Florida ("State") and citizens of the United States. Initially, the Supervisors were designated in the petition seeking establishment of the District. Within ninety (90) days thereafter, the Supervisors were required to be elected on an at-large basis by the owners of the property within the District. Each landowner is entitled to one (1) vote for each acre of land owned by him or her and located within the District (with fractions thereof rounded upward to the nearest whole number). The two (2) Supervisor candidates receiving the highest number of votes were elected to four (4) year terms, with the three (3) Supervisor candidates receiving the next-largest number of votes receiving two (2) year terms. Thereafter, every two (2) years as terms expire, Supervisors are elected by landowners within the District.

Commencing six (6) years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors, the positions of two (2) board members whose terms are expiring shall be filled by qualified electors of the District. The remaining board member whose term is expiring shall be selected by the landowners and is not required to be a qualified elector. Thereafter, as terms expire, board members shall be qualified electors elected by qualified electors of the District for a term of four (4) years. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a

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<sup>2</sup> The information provided herein represents the status of the District's financing and maintenance of improvements to real property as of March 1, 2009.

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, prior to the exercise of such power, it shall call an election at which all members of the Board shall be elected by qualified electors of the District. At the first election subsequent to such decision, three (3) Supervisors shall be elected for a period of four (4) years, and two (2) Supervisors shall be elected for a period of two (2) years. Subsequent elections shall be held in a manner such that the Supervisors will serve four (4) year terms with staggered expiration dates in the manner set forth in the Act.

Board meetings are noticed in the local newspaper and are 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 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 one thousand, three hundred thirteen (1,313) acres within unincorporated St. Johns County, Florida. The public infrastructure necessary to support the Aberdeen development program includes master infrastructure improvements. The master infrastructure improvements include, but are not limited to, the following: onsite and offsite roadways, water, sewer and reuse improvements, stormwater management, recreation facilities, right-of-way acquisition and entry features. Each of these infrastructure improvements is more fully detailed below.

Public infrastructure improvements are funded all or in part by the District's sale of bonds. On February 10, 2004, the Circuit Court of the Seventh Judicial Circuit 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 \$105,000,000 in Special Assessment Bonds for infrastructure needs of the District. On October 26, 2005, the District issued its first series of bonds for purposes of financing the construction and acquisition of infrastructure improvements. On that date, the District issued Aberdeen Community Development District (St. Johns County, Florida) Special Assessment Bonds, Series 2005, in the amount of \$38,765,000 ("Series 2005 Bonds"). Proceeds of the Series 2005 Bonds were used to finance approximately \$32,160,842, of the cost to acquire, construct, install and/or equip master infrastructure improvements.

On December 22, 2006, the District issued its Aberdeen Community Development District (St. Johns County, Florida) Special Assessment Bonds, Series 2006-1, in the amount of \$8,170,000 ("Series 2006-1 Bonds") and its Aberdeen Community Development District (St. Johns County, Florida) Impact Fee Bonds, Series 2006-2, in the amount of \$545,000 ("Series 2006-2 Bonds" and, together with the Series 2006-1 Bonds, "Series 2006 Bonds"). The Series

2006 Bonds were issued to fund approximately \$8,041,593 of master infrastructure consisting of transportation and park improvements.

To plan the infrastructure improvements necessary for the District, the District adopted an Improvement Plan dated November 24, 2003 (“Improvement Plan”), which details the improvements presently contemplated for completion by the District. A Supplemental Engineers Report for Series 2005 Capital Improvements, dated October 19, 2005 (“2005 Supplemental Engineers Report”), was created by the District Engineer and adopted by the Board of Supervisors. Additionally, a Supplemental Engineers Report for the Series 2006 Capital Improvements (“2006 Supplemental Engineers Report”), dated December 15, 2006, was created by the District Engineer and adopted by the Board of Supervisors. Copies of the Improvement Plan and Supplemental Engineers Reports are available for review in the District’s public records.

### **Roadways (Onsite and Offsite)**

In accordance with the Improvement Plan and the Development Order for the Aberdeen Development of Regional Impact, the District has designed, permitted, constructed and/or acquired certain roadway improvements (County Road 244, County Road 223, North Shetland Drive and Russell Sampson Road). Construction and/or acquisition of the roadway improvements includes, but is not limited to, the underlying right-of-way, landscaping and irrigation improvements, water, sewer and reuse infrastructure and associated stormwater infrastructure. Costs associated with the construction and/or installation of water, sewer and reuse infrastructure were subsequently reimbursed by JEA in accordance with a Utility Service Agreement.

The improvements set forth in this section have been completed by the District. The roadway improvements have been transferred to St. Johns County for ownership, operation and maintenance; however, landscaping and irrigation in the right-of-way continues to be maintained by the District. Water, sewer and reuse improvements have been transferred to JEA for ownership, operation and maintenance.

### **Water, Sewer and Reuse Improvements**

In addition to the water, sewer and reuse improvements addressed above, the District designed, permitted, constructed and/or installed sewer force mains, water mains, reuse lines and appurtenances thereto, along Roberts Road, Greenbriar Road and the WWTP Access Road. Costs associated with the construction and/or installation of water, sewer and reuse infrastructure were subsequently reimbursed by JEA in accordance with a Utility Service Agreement.

The water, sewer and reuse improvements have been transferred to JEA for ownership, operation and maintenance.

## **Recreation Improvements**

The District designed, permitted and constructed three (3) types of recreational improvements within the boundaries of the District. The first type of recreational improvement constructed by the District is the community park consisting of four (4) lighted baseball fields, two (2) lighted soccer/football fields and associated parking. The community park has been transferred to St. Johns County for ownership, operation and maintenance.

The second type of recreational improvement consists of small “pocket parks” throughout the community to be used for passive recreation. The District owns and maintains the “pocket parks”.

The third recreational improvement constructed by the District is the community center located on the south side of Aberdeen Boulevard. The community center is a multi-use recreation facility consisting of a clubhouse; fitness equipment; bathrooms; family pool/competition pool; playground equipment; parking facilities; landscaping and lighting; and a basketball court. The District owns, operates and maintains the community center and associated improvements.

## **Entry Features**

The District designed, permitted and constructed entry features at prominent entrances into the community adjacent to Aberdeen Boulevard. The District owns, operates and maintains the entry features and any appurtenances thereto.

Further information regarding any of the planned improvements described herein can be obtained from the Improvement Plan or respective Engineer’s Report on file in the District’s public records.

## **Assessments, Fees and Charges**

The master infrastructure improvements identified in the District’s Improvement Plan (as supplemented) have been financed by the District through the sale of its Series 2005 Bonds and Series 2006 Bonds. The amortization schedules for the Series 2005 and 2006 Bonds are available in the District’s public records. A schedule of the annual debt service obligations of the District which must be defrayed by annual assessments on benefiting property will depend upon the type of property purchased. Copies of the District’s Supplemental Special Assessment Methodology Reports for the Series 2005 and 2006-1 Bonds, dated October 21, 2005, and December 14, 2006, respectively, are available for review in the District’s public records.

The Series 2005 Bonds and associated interest are payable from and secured by non-ad valorem assessments levied against those lands within the District that benefit from the design, construction and/or acquisition, of the District’s Improvement Plan (“Debt Assessments”). The Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Debt Assessments are levied in accordance with the

District's assessment methodology and represent an allocation of the costs of the Improvement Plan to those lands within the District benefiting from the Improvement Plan.

The principal and interest on the Series 2006-1 Bonds are payable from (i) amounts collected by or on behalf of the District from landowners or otherwise collected as a result of special assessments on benefiting land within the District; and (ii) a portion of the impact fee revenues received pursuant to the Impact Fee Credit Agreement entered into by and between the District and St. Johns County.

The principal and interest on the Series 2006-2 Bonds and the interest due thereon, are payable solely from and secured by all impact fee revenues collected at the time of electrical energizing of multi-family, commercial or office construction under St. Johns County's road and park impact fee ordinances, or payments made by the master developer, Aberdeen Development, LLC, pursuant to the Prepaid Impact Fee Credit Agreement.

The Debt Assessments and impact fee revenues described above exclude any operations and maintenance assessments which may be determined and calculated annually by the District's Board of Supervisors against all benefited lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges are available for public inspection upon request.

A copy of the Series 2005 Supplemental Assessment Methodology is provided below.

Land Use Category	Development Units (1)	ERU Factor	Total ERUs (2)	Series 2005 Total Par Debt Allocations	Series 2005 Total Par Debt/ Unit	Annual Assessments/ Unit (3)	Tax Bill Assessments/ Unit(4)
SF 80	233	1.51	352	\$6,471,190	\$27,773.35	\$1,918.09	\$2,040.52
SF 73	330	1.38	455	\$8,363,250	\$25,343.18	\$1,750.26	\$1,861.98
SF 63	337	1.19	401	\$7,370,700	\$21,871.51	\$1,510.50	\$1,606.91
SF 53	653	1.00	653	\$12,015,098	\$18,399.84	\$1,270.74	\$1,351.85
Multifamily	394	0.50	197	\$3,624,769	\$9,199.92	\$635.37	\$675.92
Commercial	60,000	1.00	30	\$551,995	\$9.20	\$0.64	\$0.68
Office	40,000	1.00	20	\$367,997	\$9.20	\$0.64	\$0.68
<b>Total</b>			<b>2,107</b>	<b>\$38,765,000</b>			

- (1) Unit mix is subject to change based on marketing and other factors. Commercial and Office units given in square feet.
- (2) Commercial and Office are assigned 1 ERU per 2,000 S.F. of development.
- (3) The Annual Assessments are calculated on a interest rate of 5.5% over a term of 30 years.
- (4) The Annual Tax Bill Assessment assumes a 4% early payment discount and 2% in administrative fees.

A copy of the Series 2006-1 Supplemental Assessment Methodology is provided below.

Product	Units(1)	Impact Fee Payment/Unit	Impact Fee Pmt-All Units	Series 2006-1 Assmt per Unit	Series 2006-1 Assmt-All Units	Gross Contr. Reqt.-All Units	Excess Impact Fees-All Units
SF 80	233	\$4,608	\$1,073,664	\$4,608	\$1,073,664	\$865,221	\$0
SF 73	330	\$4,608	\$1,520,640	\$4,608	\$1,520,640	\$985,141	\$0



SF 63 >1,800 Sq ft	236	\$4,608	\$1,087,488	\$4,608	\$1,087,488	\$459,044	\$0
SF 63 < or = 1,800 sq ft	101	\$3,725	\$376,225	\$3,725	\$376,225	\$285,638	\$0
SF 53 > 1,800 sq ft	457	\$4,608	\$2,105,856	\$4,608	\$2,105,856	\$413,551	\$0
SF 53 < or = 1,800 sq ft	196	\$3,725	\$730,100	\$3,725	\$730,100	\$350,433	\$0
Multifamily	394	\$3,725	\$1,467,650	\$2,756	\$1,086,046	\$0	\$381,604
Commercial(2)	21	\$10,840	\$227,640	\$5,513	\$115,771	\$0	\$111,869
Other(2)	14	\$12,548	\$175,672	\$5,513	<u>\$77,181</u>	<u>\$0</u>	<u>\$98,491</u>
	<b>1,982</b>		<b>\$8,764,935</b>		<b>\$8,172,972</b>	<b>\$3,359,028</b>	<b>\$591,963</b>

- (1) Unit mix is subject to change based on marketing and other factors.
- (2) Each “commercial” and “office” unit represents 2,000 square feet

### **Method of Collection**

The District’s benefit and maintenance assessments may appear on that portion of the annual real estate tax bill entitled “non-ad valorem assessments,” and will be collected by the 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 bill, 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 development of new communities. If you have questions or would simply like additional information about the District, please write to: District Manager, 475 West Town Place, Suite 111, World Golf Village, St. Augustine, Florida 32092.

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.

**[Remainder of Page Intentionally Left Blank]**

**IN WITNESS WHEREOF**, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the \_\_\_\_\_ day of \_\_\_\_\_, 2008, and recorded in the Official Records of St. Johns County, Florida.

**ABERDEEN COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by \_\_\_\_\_ of the Aberdeen Community Development District, who [ ] is personally known to me or who [ ] has produced \_\_\_\_\_ as identification, and did not take the oath.

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Receipt of Disclosure**

I, \_\_\_\_\_, of Aberdeen of St. Johns, LLC, (“Landowner”), hereby acknowledge receipt of the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Aberdeen Community Development District (“District”). I certify, as representative of the Landowner, that in accordance with section 190.009, Florida Statutes, the District has furnished sufficient copies of this disclosure to the Developer.

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

**Receipt of Disclosure**

I, \_\_\_\_\_, of D.R. Horton, Inc., (“Landowner”), hereby acknowledge receipt of the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Aberdeen Community Development District (“District”). I certify, as representative of the Landowner, that in accordance with section 190.009, Florida Statutes, the District has furnished sufficient copies of this disclosure to the Developer.

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

**Receipt of Disclosure**

I, \_\_\_\_\_, of Aberdeen Development, LLC, (“Landowner”), hereby acknowledge receipt of the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Aberdeen Community Development District (“District”). I certify, as representative of the Landowner, that in accordance with section 190.009, Florida Statutes, the District has furnished sufficient copies of this disclosure to the Developer.

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

## EXHIBIT A

### ABERDEEN

A PART OF SECTIONS 3, 4, 5, 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 02°44'57" WEST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SECTION LINE NORTH 86°42'20" EAST, A DISTANCE OF 485.98 FEET; THENCE NORTH 32°46'32" EAST, A DISTANCE OF 462.32 FEET TO A POINT LYING ON A NORTHERLY BOUNDARY OF A JEA SUBSTATION; THENCE NORTH 89°29'07" EAST ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 580.00 FEET; THENCE SOUTH 00°30'53" EAST ALONG THE EASTERLY SIDE OF SAID SUBSTATION, A DISTANCE OF 440.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 9; THENCE NORTH 89°29'07" EAST ALONG SAID SECTION LINE, A DISTANCE OF 4102.05 FEET; THENCE NORTH 02°41'24" WEST ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 1358.28 FEET; THENCE DEPARTING SAID SECTION LINE SOUTH 87°48'11" EAST, A DISTANCE OF 128.44 FEET; THENCE NORTH 00°00'02" EAST, A DISTANCE OF 885.03 FEET TO A POINT ON THE NORTH LINE OF THE UNITED WATER PARCEL; THENCE SOUTH 87°48'16" EAST ALONG SAID NORTH LINE AND AN EASTWARD EXTENSION THEREOF, A DISTANCE OF 2146.23 FEET; THENCE NORTH 03°57'36" WEST, A DISTANCE OF 3162.69 FEET; THENCE NORTH 02°35'44" WEST, A DISTANCE OF 2600.00 FEET; THENCE NORTH 82°35'44" WEST, A DISTANCE OF 898.23 FEET; THENCE NORTH 00°46'54" EAST, A DISTANCE OF 2323.50 FEET TO A POINT ON A NORTH LINE OF SAID SECTION 3; THENCE SOUTH 89°13'18" WEST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1500.56 FEET; THENCE SOUTH 00°46'54" WEST ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1331.35 FEET; THENCE SOUTH 00°48'58" EAST, CONTINUING ALONG SAID SECTION LINE, A DISTANCE OF 2682.06 FEET; THENCE SOUTH 89°34'41" WEST ALONG THE SOUTH LINE OF JULINGTON CREEK PLANTATION, A DISTANCE OF 2649.95 FEET; THENCE SOUTH 89°32'30" WEST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 1328.72 FEET; THENCE SOUTH 89°30'21" WEST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 1342.28 FEET; THENCE SOUTH 89°25'38" WEST, A DISTANCE OF 1345.27 FEET; THENCE SOUTH 00°41'24" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1341.58 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 5; THENCE NORTH 89°25'45" EAST ALONG SAID SECTION LINE, A DISTANCE OF 1344.92 FEET; THENCE SOUTH 02°44'57" EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 5352.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 1267.66 ACRES MORE OR LESS.

### ABERDEEN SECTION 17

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 02°39'34" EAST ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°39'34" EAST ALONG SAID SECTION LINE, A DISTANCE OF 2242.37 FEET; THENCE NORTH 40°43'28" WEST ALONG THE SOUTHWEST LINE OF SAID SECTION 17, A DISTANCE OF 2930.08 FEET; THENCE DEPARTING SAID SECTION LINE NORTH 89°23'09" EAST, A DISTANCE OF 1807.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.50 ACRES MORE OR LESS.

JEA MITIGATION PARCEL

A PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 89°29'07" EAST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 1318.00 FEET; THENCE DEPARTING SAID LINE NORTH 00°30'53" WEST ALONG THE EAST LINE OF A JEA SUBSTATION, A DISTANCE 255.06 FEET TO A POINT ON THE CENTERLINE OF A 130.00 FOOT WIDE JEA POWER LINE EASEMENT; THENCE NORTH 75°43'43" EAST ALONG SAID CENTERLINE, A DISTANCE OF 1373.36 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 14°16'17" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 75°43'43" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 14°16'17" EAST, A DISTANCE OF 199.00 FEET; THENCE SOUTH 75°43'43" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 75°54'08" WEST, A DISTANCE OF 113.65 FEET; THENCE SOUTH 87°02'19" WEST, A DISTANCE OF 50.99 FEET; THENCE NORTH 14°16'17" WEST, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.01 ACRES MORE OR LESS.

JEA OUTPARCEL

A PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 89°29'07" EAST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 1318.00 FEET; THENCE DEPARTING SAID LINE NORTH 00°30'53" WEST ALONG THE EAST LINE OF A JEA SUBSTATION, A DISTANCE 255.06 FEET TO A POINT ON THE CENTERLINE OF A 130.00 FOOT WIDE JEA POWER LINE EASEMENT; THENCE NORTH 75°43'43" EAST ALONG SAID CENTERLINE, A DISTANCE OF 1173.36 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 14°16'17" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 75°43'43" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 14°16'17" EAST, A DISTANCE OF 98.14 FEET; THENCE NORTH 71°07'50" WEST, A DISTANCE OF 69.86; THENCE SOUTH 67°56'24" WEST, A DISTANCE OF 52.06 FEET; THENCE SOUTH 83°42'15" WEST, A DISTANCE OF 50.34 FEET; THENCE SOUTH 70°23'35" WEST, A DISTANCE OF 40.25 FEET; THENCE NORTH 14°16'17" WEST, A DISTANCE OF 63.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.31 ACRES MORE OR LESS.

