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IN → HOPKINS GREEN SALES

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This Instrument Prepared by
and return to:

RET → Main Street Community Development District
Rivers Edge Community Development District
c/o Governmental Management Services, LLC
14785 St. Augustine Road, Suite 4
Jacksonville, Florida 32258

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE MAIN STREET COMMUNITY DEVELOPMENT DISTRICT AND
THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

Main Street Community Development District - Board of Supervisors

Nick Cassala Chairman	Dana Gentry Assistant Secretary
Melinda Oklok Vice Chairman	Susan Pitman Assistant Secretary
Dave deNagy Treasurer	Christine Martin Assistant Secretary
James Perry Secretary	

Rivers Edge Community Development District - Board of Supervisors

William Petkoski Chairman	Rose Bock Assistant Secretary
Scott Parr Vice Chairman	Harry Waldron Assistant Secretary
Dave deNagy Treasurer	Chris Kuhn Assistant Secretary
James Perry Secretary	

James Perry, District Manager
Governmental Management Services, LLC
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Jacksonville, FL 32258
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District records are on file at the offices of Governmental Management Services, LLC. and at the Local Records Office at 475 West Town Place, Suite 111, St. Augustine, Florida 32092, and are available for public inspection upon request during normal business hours.

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THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

Introduction

On behalf of the Main Street Community Development District ("Main Street CDD") and the Rivers Edge Community Development District ("Rivers Edge CDD") (hereafter referred to collectively as the "Districts"), the following information is provided to give you a description of the Districts' services and the assessments that have been levied within the Districts to pay for certain community infrastructure, and the manner in which the Districts are operated. The Districts are each a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the Districts have only certain limited powers and responsibilities. The powers and responsibilities include, for example, certain water management and drainage control facilities, roadways improvements, and the provision of recreation facilities and landscaping improvements.

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 Districts and to all prospective District residents. The following information describing the Main Street CDD and the Rivers Edge CDD and the assessments, fees, and charges that have been levied within the Districts to pay for certain community infrastructure is provided to fulfill this statutory requirement.

The Districts are here to serve the needs of the community and we encourage your participation in District activities.

What are the Districts and how are they governed?

The Main Street CDD and Rivers Edge CDD are independent local units of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Main Street CDD was established by St. Johns County Ordinance No. 2006-40 effective April 26, 2006. The Rivers Edge CDD was established by Rule 42FFF-1, Florida Administrative Code, adopted by the Florida Land & Water Adjudicatory Commission, effective November 1, 2006. The two Districts encompass approximately 4,176 acres of land located entirely within the jurisdictional boundaries of St. Johns County, Florida. The legal descriptions of the lands encompassed within the Main Street CDD and Rivers Edge CDD are attached hereto as **Exhibit A** and **Exhibit B**, respectively. As local units of special-purpose government, the Districts provide an alternative means for planning, financing, constructing, operating, and maintaining various public improvements and community facilities within their jurisdictions.

Each 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 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 held every two years on the first Tuesday in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of 250 qualified electors, 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 18 years of age who is a citizen of the United States, a legal resident of Florida and 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 the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public record laws, the records of the Districts are available for public inspection during normal business hours. Elected members of the Boards 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 do the Districts provide and maintain and how are the improvements paid for?

The development project which encompasses the Districts comprises a mixed-use master-planned community oriented around a Town Center. The public infrastructure necessary to support the Main Street CDD and Rivers Edge CDD development programs includes, but is not limited to the following: Master Transportation Improvements, Master Drainage Improvements, Master Utility Improvements, Master Landscape Improvements, and Master Recreation Improvements. Each of these infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the Districts, the Districts adopted an Improvement Plan dated October 27, 2006, which details all of the improvements. Copies of the Improvement Plan are available for review in the Districts' public records.

These public infrastructure improvements will be funded in part by the Districts' sale of bonds. On August 7, 2007, 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 Districts' ability to issue an aggregate principal amount not to exceed \$533,000,000 in Capital Improvement Revenue Bonds for infrastructure needs of the Districts. On March 6, 2008, pursuant to and consistent with the terms of the Interlocal Agreement between Main Street CDD and Rivers Edge CDD, Main Street CDD issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure improvements. On that date, Main Street CDD issued its \$13,980,000 Capital

Improvement Revenue Bonds, Series 2008A and its \$19,350,000 Capital Improvement Revenue Bonds, Series 2008B ("Series 2008 Bonds.") Proceeds of the Series 2008 Bonds will be used to finance a portion of the cost of the acquisition, construction, installation, and equipping of the infrastructure.

Master Transportation Improvements

The Districts intend to finance, design, and construct or acquire certain transportation improvements. The Districts intend to provide for certain improvements relating to CR 244 & CR 16A, CR 223, State Road 13, as well as certain minor collector roadways to allow for smooth, efficient movement of all traffic onto the arterial roadways and highway system. Certain public roadway systems constructed or acquired by the Districts may be ultimately owned and maintained by St. Johns County.

Master Drainage Improvements

The Districts intend to provide for drainage work from the master infrastructure improvements. This is inclusive of stormwater collection systems, stormwater ponds, and other improvements coincident with stormwater management.

Master Utility Improvements

The Districts intend to provide for costs associated with installing water, sewer, and reuse (irrigation) facilities for the master infrastructure. The installation includes excavation, backfill, and associated pipeline items (valves, hydrants, etc.). This system will serve as the backbone for all CDD areas.

Master Landscape Improvements

The Districts intend to provide for certain costs of installing landscape, hardscape, entry features, and irrigation in the master transportation improvements and common areas throughout RiverTown.

Master Recreation Improvements

The Districts presently intend to finance, design, and construct recreation facilities within and adjacent to each District's boundaries. The improvements presently include an approximately 58-acre Riverfront Park as well as an approximately 100-acre Community Ballpark, and numerous other pocket parks. The Riverfront Park may include boat launch facilities for non-motorized watercraft, day docks, bathrooms, parking, landscape and lighting, trails, and a boathouse facility. The Community Ballpark may include four baseball fields, four multi-purpose fields, parking, bathrooms, concession facilities, and a picnic area.

Assessments, Fees, and Charges

The costs of acquisition, construction, installation and equipping of a portion of these infrastructure improvements have been financed by the Main Street CDD through the sale of its \$13,980,000 Capital Improvement Revenue Bonds, Series 2008A and its \$19,350,000 Capital Improvement Revenue Bonds, Series 2008B (the "Series 2008 Bonds.") The Series 2008 Bonds and the interest due thereon, are payable solely from and secured by the levy of non ad valorem or special assessments against lands within the Districts which benefit from the construction, acquisition, establishment, and operation of the Districts' improvements. The annual debt service obligations of the Districts, which must be defrayed by annual assessments upon each parcel of land or platted lot, will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for the 2008 Bonds related to the initial phase of development. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the Districts' assessment methodology and assessment roll are available for review in the Districts' public records.

Pursuant to the Interlocal Agreement between Main Street CDD and Rivers Edge CDD entered into on June 30, 2007, Rivers Edge CDD agrees to collect and remit the special assessments relating to the Series 2008 Bonds to the Main Street CDD as the issuing District of the Series 2008 Bonds.

The current maximum annual debt service assessment for the Series 2008A Bonds are as follows:

Lot Type	Maximum Annual Assessment
30' lot (includes lots from 30' to 39')	\$917
40' lot (includes lots from 40' to 49')	\$1,107
50' lot (includes lots from 50' to 59')	\$1,297
60' lot (includes lots from 60' to 69')	\$1,487
70' lot (includes lots from 70' to 79')	\$1,781
80' lot (includes lots from 80' to 89')	\$1,980
90' lot (includes lots from 90' to 99')	\$2,179
100' lot (includes lots from 100' to 109')	\$2,378
Custom lot	\$2,878
Townhome	\$1,257
Apartments	\$600
Office Space	\$.27/square foot
Retail Space	\$.80/square foot
Commercial Space	\$.18/square foot

Note: The maximum annual assessments level amounts have been grossed up to include 2% for collection costs levied by St. Johns County and a 4% maximum discount for early payment as authorized by law.

The current maximum annual debt assessment for the Series 2008B Bonds for 794 units are as follows:

Product Type	Maximum Annual Assessment Amount, Years 2008 -2016 (Interest Only) per unit	Maximum Assessment Amount, Year 2017 (Principal and Interest) per unit
30' lot (includes lots from 30' to 39')	\$1,136.55	\$17,040.02
40' lot (includes lots from 40' to 49')	\$1,371.82	\$20,567.35
50' lot (includes lots from 50' to 59')	\$1,607.09	\$24,094.20
60' lot (includes lots from 60' to 69')	\$1,842.36	\$27,622.04
70' lot (includes lots from 70' to 79')	\$2,207.51	\$33,096.72
80' lot (includes lots from 80' to 89')	\$2,454.03	\$36,792.56
90' lot (includes lots from 90' to 99')	\$2,700.48	\$40,487.55
100' lot (includes lots from 100' to 109')	\$2,947.01	\$44,183.80
Custom lot	\$3,565.85	\$53,461.94
Townhome	\$1,556.97	\$23,343.31
Apartments	\$1,141.89	\$17,120.14
Office Space	\$.33/ft	\$.49/ft
Retail Space	\$.99/ft	\$14.79/ft
Commercial Space	\$.22/ft	\$3.27/ft

The maximum annual assessment amounts indicated in the table above for years 2008-2016 are interest-only payments. In 2017, there will be a debt service payment consisting of principal and interest in the maximum aggregate amount of \$20,017,575. This final principal and interest payment ultimately may be reduced to reflect any prepayments and will be apportioned as provided in the District's adopted Assessment Methodology for the Series 2008B Bonds.

The above paragraph assumes that the debt associated with the Series 2008B Bonds is carried through to maturity in the year 2017. The entire amount of the Series 2008B debt, principal and interest, may be paid in full prior to maturity in accordance with the financing documents. Prospective purchasers of land subject to the Series 2008B Assessments are encouraged to contact the District Manager to determine the actual amount, if any, of Series 2008B debt remaining on any particular lot or parcel of land prior to purchase.

Note: The maximum annual assessment levels for the Series 2008B Bonds do not include the cost of collection or early payment discount. The above amounts may be grossed up to include 2% for collection costs and a 4% maximum discount for early payment as authorized by law should the District deem it necessary to collect the Series 2008B Assessments utilizing the Uniform Method of Collection authorized by Section 197.3632, Florida Statutes, described below.

The amounts described above exclude any operations and maintenance assessments which may be calculated annually by the Districts' Board of Supervisors against all benefited lands in the Districts.

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.

The Districts may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes. More information can be obtained from the Districts' Improvement Plan on file in the Districts' public records.

Method of Collection

The Districts' debt 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 loss of title to the property. The District may also elect to collect assessments directly.

This description of the Main Street CDD and Rivers Edge CDD operation, services, and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the Districts play in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information, please write to the District Manager, Governmental Management Services, 14785 St. Augustine Road, Suite 4, Jacksonville, Florida, 32258, or call (904) 288-9130.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Main Street Community Development District has been executed as of the 16 day of July, 2008, and recorded in the Official Records of St. Johns County, Florida.

MAIN STREET COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Chairman

Samantha Brewer
Witness

Samantha Brewer
Print Name

[Signature]
Witness

CHRISTOPHER J. ETRICK
Print Name

STATE OF FLORIDA
COUNTY OF Duval

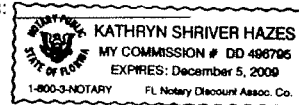
The foregoing instrument was acknowledged before me this 16th day of July, 2008, by Nick Cassala, ~~Chairman~~ of the Main Street Community Development District, who is personally known to me or who has produced [Signature] as identification, and did [] or did not [] take the oath.

[Signature]
Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____



IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Rivers Edge Community Development District has been executed as of the 1st day of July, 2008, and recorded in the Official Records of St. Johns County, Florida.

RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT
By: [Signature]
Chairman

[Signature]
Witness

Scott Parr
Print Name

[Signature]
Witness

Melissa Zimmer
Print Name

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 1st day of July, 2008, by William Petkoski, Chairman of the Rivers Edge Community Development District, who is personally known to me or who has produced as identification, and did [] or did not [] take the oath.

[Signature]
Notary Public, State of Florida

Print Name: Jody L. Brooks
Commission No.: DD 415145
My Commission Expires: 4/5/09

JODY L. BROOKS
Notary Public, State of Florida
My comm. exp. Apr. 5, 2009
Comm. No. DD 415145

EXHIBIT A

A & J Land Surveyors, Inc.

5647 Luella Street

Jacksonville, Florida 32207

Telephone (904) 296-1666

Fax (904) 296-1644

Jon Bowan, PLS

Jeff Ward, PLS

RIVERTOWN
MAINSTREET CDD - PARCEL I

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of land being more particularly described as follows: For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, (also being the Westerly line of said Section 40) a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6144.14 feet to the POINT OF BEGINNING:

run thence North 26°42'01" East, departing said Northeasterly Right of Way line, a distance of 249.39 feet, to a point; run thence South 63°14'24" East, a distance of 120.00 feet, to a point; run thence North 26°42'01" East, a distance of 223.42 feet, to a point; run thence North 11°17'57" East, a distance of 176.08 feet, to a point; run thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 219.00 feet, through a central angle of 09°27'56" to the left, an arc distance of 36.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 73°58'04" East, 36.14 feet; run thence South 78°42'03" East, along last said tangency, 264.08 feet the point of curvature of a curve leading Southeasterly; thence Easterly, around and along the arc of said curve, being concave Southwesterly, and having a radius of 531.00 feet, through a central angle of 15°24'03" to the right, an arc distance of 142.73 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 71°00'01" East, 142.30 feet; run thence South 63°17'59" East, along last said tangency, a distance of 404.36 feet; run thence North 26°42'01" East, a distance of 827.49 feet, to the point of curvature of a curve leading Northerly; thence Northerly and Northwesterly, around and along the arc of said curve, being concave Westerly, and having a radius of 25.00 feet, through a central angle of 80°40'40" to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North 13°38'19" West, 32.37 feet to the point of reverse curvature of last said curve with a curve leading Northwesterly; thence Northwesterly, around and along the arc of last said curve, being concave Northeasterly, and having a radius of 354.00 feet, through a central angle of 26°14'57" to the right, an arc distance of 162.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 40°51'10" West, 160.77 feet; run thence North 27°43'42" West, along last said tangency, a distance of 45.05 feet, to a point; run thence South 62°16'18" West, a distance of 313.00 feet, to the point of curvature of a curve leading Westerly; thence Westerly, around and along the arc of said curve, being concave Northerly, and having a radius of 479.00 feet, through a central angle of 59°19'51" to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North 88°03'46" West, 474.15 feet to the point of reverse curvature of last said curve with a curve leading Westerly; thence Westerly, around and along the arc of last said curve, being concave Southerly, and having a radius of 250.00 feet, through a central angle of 89°56'25" to the left, an arc distance of 392.44 feet to the end last said curve, said arc being subtended by a chord bearing and distance of South 76°37'57" West, 353.37 feet; run thence North 69°17'58" West, a distance of 265.03 feet; thence Southwesterly, around and along the arc of a

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EXHIBIT A

curve, being concave Northwesterly, and having a radius of 500.00 feet, through a central angle of $09^{\circ}47'49''$ to the right, an arc distance of 85.49 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $25^{\circ}34'49''$ West, 85.39 feet; run thence South $30^{\circ}28'44''$ West, along last said tangency, a distance of 350.39 feet; run thence North $56^{\circ}25'03''$ West, a distance of 314.88 feet; run thence South $45^{\circ}28'44''$ West, a distance of 151.52 feet; run thence South $57^{\circ}14'17''$ West, a distance of 100.62 feet; run thence South $53^{\circ}38'43''$ West, a distance of 112.98 feet to a point situate on the Northeasterly right of way line of said STATE ROAD 13; run thence, along said Northeasterly right of way line of said STATE ROAD No. 13, the following two (2) Courses and Distances: Course No. 1: thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 1403.66 feet, through a central angle of $34^{\circ}18'20''$ to the left, an arc distance of 840.43 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $46^{\circ}18'17''$ East, 827.94 feet; Course No. 2: thence South $63^{\circ}27'26''$ East, along last said tangency, a distance of 137.43 feet to the POINT OF BEGINNING.

The lands thus described, contains 1,327,284 square feet, or 30.47 acres, more or less, in area.

This Legal Description was prepared by A & J Land Surveyors, Inc. to accompany the Map Showing Boundary Survey of RIVERTON, File No. SD-Riverton (Bndry), dated September 14, 2004. (revised March 30, 2005)

Document Name: RIVERTON-commercial.doc

EXHIBIT A

A & J Land Surveyors, Inc.5847 Luella Street
Jacksonville, Florida 32207

Telephone (904) 296-1666

Fax (904) 296-1644

Jon Bowan, PLS

Jeff Ward, PLS

**RIVERTOWN
MAINSTREET CDD - PARCEL 2**

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeastly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD NO. 13; run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following five (5) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: North 62°27'26" West, along last said tangency, a distance of 4312.27 feet to the **POINT OF BEGINNING**.

Course No. 3: thence continue North 62°27'26" West, along last said tangency, a distance of 1969.29 feet, to the point of curvature, of a curve leading northerly;

Course No. 4: thence Northerly, along and around the arc of a curve, being concave Northeastly, and having a radius of 1,503.66 feet, through a central angle of 79°01'54" to the left, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°56'30" West, 1,913.53 feet;

Course No. 5: North 15°34'27" East, along last said tangency, a distance of 457.25 feet; run thence North 56°39'18" West, departing said right of way line, a distance of 377.64 feet; run thence North 78°19'23" West, a distance of 314.43 feet; run thence South 52°50'53" West, a distance of 525 feet, more or less, to a point on the Northeastly "Mean High Water Line", of the St. Johns River, (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southeastly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 4,430 feet, more or less to a point which lies South 76°56'58" West, 876 feet, more or less, from the POINT OF BEGINNING; run thence South 87°40'31" East, a distance of 740 feet, more or less; run thence North 26°32'34" East, a distance of 254.81 feet to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 59.46 acres, more or less, in area.

This Legal Description was prepared by A & J Land Surveyors, Inc. to accompany the Map Showing Boundary Survey of RIVERTON, File No. SD-Riverton (Bndry), dated September 14, 2004. (revised March 30, 2005)
Document Name: RIVERTON-MAINSTREET2.doc

EXHIBIT B

42FFF-1.002 Boundary.

The boundaries of the District are as follows:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the most Northeasterly corner of the plat BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, as recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, said point also being on the Southerly Right of Way line of GREENBRIAR ROAD, (a Variable Width Public Road Right of Way, as per Right of Way Map prepared by St. Johns County Surveying and Mapping Program, dated April 19, 1999, formerly known as STATE ROAD No. 11 and/or BOMBING RANGE ROAD), and run thence, along the aforesaid Southerly Right of Way line of GREENBRIAR ROAD, the following three (3) Courses and Distances:

Course No. 1: South 77°13'29" East, a distance of 732.72 feet, to a point;

Course No. 2: South 12°21'44" West, a distance of 17.00 feet, to a point;

Course No. 3: South 77°13'29" East, a distance of 218.82 feet, to a point, on the Westerly boundary line of GREENBRIAR SECTION ONE, as shown on the plat thereof, recorded in Map Book 14, pages 58 and 58 of the Public Records of St. Johns County, Florida; run thence, along the Westerly boundary line of said GREENBRAIR SECTION ONE, the following two (2) Courses and Distances:

Course No. 1: South 35°18'11" West, a distance of 1,258.39 feet, to a point;

Course No. 2: South 00°00'46" West, along aforesaid Westerly boundary, and then along a Southerly prolongation thereof, a distance of 5,903.67 feet, to the monumented Southwest corner of those lands described and recorded in that instrument recorded in Official Records Book 702, page 995 of the Public Records of said St. Johns County, Florida; run thence, South 77°09'41" East, along the Southerly line of said lands described and recorded in Official Records Book 702, page 995, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 992, all in the Public Records of said St. Johns County, Florida, a distance of 4,900.13 feet, to a point; run thence North 75°52'24" East, continuing along the aforesaid Southerly line of lands described and recorded in Official Records Book 702, page 992, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 3,755.96 feet, to the Southeast corner of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida; run thence North 12°53'03" East, along the Easterly line of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 2,028.02 feet, to the Southerly line of lands described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County, Florida; run thence South 87°27'26" East, along the Southerly line of aforesaid lands, a distance of 3,744.64 feet, to a point on the Westerly line of those lands described and recorded in Official Records Book 1400, page 1204 of the Public Records of said St. Johns County, Florida, and being the boundary line of BARTRAM TRAIL HIGH SCHOOL; run thence, along and around the boundaries of BARTRAM TRAIL HIGH SCHOOL, the following fifteen (15) Courses and Distances:

Course No. 1: South 46°48'23" West, a distance of 414.48 feet, to a point;

Course No. 2: South 22°50'52" West, a distance of 170.75 feet, to a point;

Course No. 3: South 29°41'23" East, a distance of 105.05 feet, to a point;

Course No. 4: South 43°43'33" East, a distance of 242.38 feet, to a point;

Course No. 5: South 06°15'54" East, a distance of 461.02 feet, to a point;

Course No. 6: South 24°04'44" West, a distance of 767.51 feet, to a point;

Course No. 7: South 50°01'20" East, a distance of 672.15 feet, to a point;

Course No. 8: North 83°31'47" East, a distance of 438.97 feet, to a point;

Course No. 9: South 37°49'12" East, a distance of 138.56 feet, to a point;

Course No. 10: South 66°18'34" East, a distance of 290.82 feet, to a point;

Course No. 11: South 82°37'22" East, a distance of 375.87 feet, to a point;

Course No. 12: North 48°52'37" East, a distance of 831.78 feet, to a point;

Course No. 13: North 49°06'30" East, a distance of 480.59 feet, to a point;

Course No. 14: North 27°50'21" East, a distance of 414.04 feet, to a point;

Course No. 15: North 29°55'50" West, a distance of 1,405.58 feet, to a point, lying on the Southerly line of the aforesaid lands, described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County; run thence, on the aforesaid Southerly line of said lands, the following two (2) Courses and Distances:

Course No. 1: South 87°27'26" East, a distance of 560.74 feet, to a point;

Course No. 2: South 87°17'21" East, a distance of 5,264.98 feet, to a point, on the Easterly monumented line of Section 39, the Francis P. Fatio Grant; run thence, along last said line, the following four (4) Courses and Distances:

Course No. 1: South 41°26'00" West, (also being the Westerly line of Section 28), a distance of 6,287.87 feet, to a point, (a portion of this call is along the Westerly boundary line of WHITELOCK FARMS, as shown on the plat thereof, recorded in Map Book 37, pages 80 through 112 of the Public Records of said St. Johns County, Florida), said point being the intersection of Sections 28, 29 and 39;

Course No. 2: South 41°25'04" West, (also being the Westerly boundary line of Tract "J", of aforesaid WHITELOCK FARMS, and the Westerly line of said Section 29), a distance of 2,321.16 feet, to a point;

Course No. 3: South 41°34'03" West, (a portion of this call is along the Westerly boundary line of aforesaid WHITELOCK FARMS), a distance of 5,424.32 feet, to a point, at the intersection of Sections 39, 32 and 40;

Course No. 4: South 42°44'52" West, (also being the Westerly line of said Section 40), a distance of 2,199.20 feet, to a point, on the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6144.14 feet; run thence North 26°42'01" East, departing said Northeasterly Right of Way line, a distance of 249.39 feet, to a point; run thence South 63°14'24" East, a distance of 120.00 feet, to a point; run thence North 26°42'01" East, a distance of 223.42 feet, to a point; run thence North 11°17'57" East, a distance of 176.08 feet, to a point; run thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 219.00 feet, through a central angle of 09°27'56" to the left, an arc distance of 36.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 73°58'04" East, 36.14 feet; run thence South 78°42'03" East, along last said tangency, 264.08 feet the point of curvature of a curve leading Southeasterly; thence Easterly, around and along the arc of said curve, being concave Southwesterly, and having a radius of 531.00 feet, through a central angle of 15°24'03" to the right, an arc distance of 142.73 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 71°00'01" East, 142.30 feet; run thence South 63°17'59" East, along last said tangency, a distance of 404.36 feet; run thence North 26°42'01" East, a distance of 827.49 feet, to the point of curvature of a curve leading Northerly; thence Northerly and Northwesterly, around and along the arc of said curve, being concave Westerly, and having a radius of 25.00 feet, through a central angle of 80°40'40" to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North 13°38'19" West, 32.37 feet to the point of reverse curvature of last said curve with a curve leading Northwesterly; thence Northwesterly, around and along the arc of last said curve, being concave Northeasterly, and having a radius of 354.00 feet, through a central angle of 26°14'57" to the right, an arc distance of 162.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 40°51'10" West, 160.77 feet; run thence North 27°43'42" West, along last said tangency, a distance of 45.05 feet, to a point; run thence South 62°16'18" West, a distance of 313.00 feet, to the point of curvature of a curve leading Westerly; thence Westerly, around and along the arc of said curve, being concave Northerly, and having a radius of 479.00 feet, through a central angle of 59°19'51" to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North 88°03'46" West, 474.15 feet to the point of reverse curvature of last said curve with a curve leading Westerly; thence Westerly, around and along the arc of last said curve, being concave Southerly, and having a radius of 250.00 feet, through a central angle of 89°56'25" to the left, an arc distance of 392.44 feet to the end last said curve, said arc being subtended by a chord bearing and distance of South 76°37'57" West, 353.37 feet; run thence North 69°17'58" West, a distance of 265.03 feet; thence Southwesterly, around and along the arc of a curve, being concave Northwesterly, and having a radius of 500.00 feet, through a central angle of 09°47'49" to the right, an arc distance of 85.49 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 25°34'49" West, 85.39 feet; run thence South 30°28'44" West, along last said tangency, a distance of 350.39 feet; run thence North 56°25'03" West, a distance of 314.88 feet;

run thence South 45°28'44" West, a distance of 151.52 feet; run thence South 57°14'17" West, a distance of 100.62 feet; run thence South 53°38'43" West, a distance of 112.98 feet to a point situate on the Northeasterly right of way line of said STATE ROAD 13; run thence, along the Northeasterly Right of Way line of said STATE ROAD No. 13, the following seven (7) Courses and Distances:

Course No. 1: thence Northerly, around and along the arc of a curve, being concave Easterly, and having a radius of 1403.66 feet, through a central angle of 44°43'34" to the right, an arc distance of 1095.72 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 06°47'20" West, 1068.12 feet;

Course No. 2: North 15°34'27" East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 3: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,491.25 feet, through a central angle of 62°09'52" to the left, an arc distance of 1,617.97 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 15°30'29" West, 1,539.77 feet;

Course No. 4: North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 5: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,914.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,157.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West 2,108.20 feet;

Course No. 6: North 88°59'25" West, along last said tangency, a distance of 2,754.72 feet, to the Point of Curvature, of a curve leading northwesterly;

Course No. 7: thence Northwesterly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,382.69 feet, through a central angle of 08°42'40" to the right, an arc distance of 210.22 feet, to the Easterly line of lands described and recorded in Official Records Book 763, page 395 of the Public Records of said St. Johns County, Florida, last said arc being subtended by a chord bearing and distance of North 84°38'05" West, 210.02 feet; run thence North 39°27'48" East, along the aforesaid Easterly line of lands described and recorded in Official Records Book 763, page 395, and then along the Easterly line of lands described and recorded in Official Records Book 1106, page 977 of the Public Records of said St. Johns County, Florida, a distance of 648.38 feet, to the Northeast corner of said lands, described and recorded in Official Records Book 1106, page 977 of said Public Records; run thence North 51°41'45" West, along the Northerly line of last said lands, and then along the Northerly line of those lands described and recorded in Official Records Book 1156, page 464, and then Official Records Book 1370, page 122 of the Public Records of said St. Johns County, Florida, a distance of 1,332.26 feet, to the Northeast corner of those lands described and recorded in Official Records Book 1370, page 122 of the Public Records of St. Johns County, Florida; run thence South 89°24'8" West, along the Northerly line of last said lands, a distance of 515.25 feet, to the Easterly Right of Way line of aforesaid STATE ROAD No. 13; run thence, along the aforesaid Easterly Right of Way line of STATE ROAD No. 13, the following four (4) Courses and Distances:

Course No. 1: run thence Northerly, along and around the arc of a curve, being concave Easterly, and having a radius of 1,382.69 feet, through a central angle of 13°55'33" to the right, an arc distance of 336.07 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 05°13'52" East, 335.24 feet;

Course No. 2: North 12°11'31" East, along last said tangency, a distance of 1,169.27 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Westerly, and having a radius of 2,914.89 feet, through a central angle of 20°40'00" to the left, an arc distance of 1,051.40 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 01°51'31" East, 1,045.71 feet;

Course No. 4: North 08°28'29" West, along last said tangency, a distance of 2,119.40 feet, to the Southerly line of those lands described and recorded in Official Records Book 878, page 1283 of the Public Records of said St. Johns County, Florida; run thence, along last said line, the following two (2) Courses and Distances:

Course No. 1: South 88°11'16" East, a distance of 288.50 feet, to a point;

Course No. 2: North 54°15'52" East, a distance of 4,016.06 feet, to a point on the Northerly line of the HALLOWES TRACT, (also being the Southerly line of the ST. ELMO TRACT, and the Southerly line of aforesaid BARTRAM PLANTATION PHASE TWO); run thence, South 89°20'59" East, along last said line, a distance of 883.58 feet, to a point; thence, departing from said Northerly line of the HALLOWES TRACT, (also being the Southerly line of ST. ELMO TRACT), run the following thirteen Courses and Distances, along the Easterly boundary of the aforesaid plat of BARTRAM PLANTATION PHASE TWO:

Course No. 1: North 05°30'37" East, a distance of 227.90 feet, to a point;
 Course No. 2: North 29°44'02" East, a distance of 230.63 feet, to a point;
 Course No. 3: North 21°25'38" East, a distance of 43.96 feet, to a point;
 Course No. 4: North 84°42'38" West, a distance of 65.01 feet, to a point;
 Course No. 5: North 32°32'11" West, a distance of 98.40 feet, to a point;
 Course No. 6: North 20°05'21" East, a distance of 79.61 feet, to a point;
 Course No. 7: North 64°40'30" East, a distance of 36.01 feet, to a point;
 Course No. 8: North 11°04'19" West, a distance of 167.86 feet, to a point;
 Course No. 9: North 66°29'43" West, a distance of 51.93 feet, to a point;
 Course No. 10: North 47°26'30" East, a distance of 103.39 feet, to a point;
 Course No. 11: North 39°33'12" West, a distance of 99.33 feet, to a point;
 Course No. 12: North 23°21'33" West, a distance of 92.86 feet, to a point;
 Course No. 13: North 17°55'40" East, a distance of 203.96 feet, to a point, on the aforesaid Southerly Right of Way line of GREENBRIAR ROAD, and the POINT OF BEGINNING.

The lands thus described, contains 160,416,447 square feet, or 3,682.65 acres, more or less, in area.

TOGETHER WITH the following described parcel:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; together with a portion of the Francis P. Fatio Grant, Section 43, Township 6 South, Range 27 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD NO. 13, and the POINT OF BEGINNING.

From the POINT OF BEGINNING, thus described, run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 4312.27 feet; run thence South 26°32'34" West, departing said Southwesterly right of way line, a distance of 254.81 feet; run thence North 87°40'31" West, a distance of 740 feet, more or less to a point on the Northeasterly "Mean High Water Line", of the St. Johns River, (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 5,300 feet, more or less, to a point which lies South 42°44'52" West, 1,053 feet, more or less, from the POINT OF BEGINNING; run thence North 42°44'52" East, a distance of 1,053 feet, more or less, to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 108.93 acres, more or less, in area.

TOGETHER WITH the following described parcel:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along

aforsaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD NO. 13; run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following nine (9) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6,281.57 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,503.66 feet, through a central angle of 79°01'54" to the right, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°56'30" West, 1,913.53 feet;

Course No. 4: North 15°34'27" East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly and the POINT OF BEGINNING:

Course No. 5: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,391.25 feet, through a central angle of 62°09'52" to the left, an arc distance of 1,509.47 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 15°30'29" West, 1,436.52 feet;

Course No. 6: North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 7: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,814.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,083.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West 2,035.87 feet;

Course No. 8: North 88°59'25" West, along last said tangency, a distance of 2,754.72 feet, to the point of curvature of a curve leading Westerly;

Course No. 9: thence Westerly, along and around the arc of a curve, being concave Northerly, and having a radius of 1482.69 feet, through a central angle of 10°53'45" to the right, an arc distance of 281.96 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 83°32'33" West 281.53 feet, to the Northeasterly corner of Lot 22, REMINGTON PARK, as shown on the plat thereof, recorded in Map Book 7, page 1 of the Public Records of St. Johns County, Florida, thence South 40°31'00" West, along the Easterly line of said Lot 22, REMINGTON PARK, 749 feet, more or less, to a point on the Northeasterly "Mean High Water Line", of the St. Johns River, (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southerly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 2,330 feet, more or less, to a point on the Northwesterly boundary of those lands currently owned by John P. Hallowes, Jr., et al (St. Johns County Property Appraiser PIN 000900 0000), as described and recorded in Official Records Book 107, page 495 of the Public Records of said St. Johns County; run thence, along the boundary lines of last said lands the following five (5) Courses and Distances:

Course No. 1: North 79°20'10" East, a distance of 390 feet, more or less, to a point;

Course No. 2: North 10°08'19" East, a distance of 636.87 feet, to a point;

Course No. 3: South 88°06'31" East, a distance of 581.67 feet, to a point;

Course No. 4: South 03°40'34" East, a distance of 742.73 feet, to a point;

Course No. 5: South 45°25'02" West, a distance of 874 feet, more or less, to a point on said Northeasterly "Mean High Water Line", of the St. Johns River; run thence Easterly, Northerly and Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 9,100 feet, more or less, to a point which lies South 87°27'59" West, 1,043 feet, more or less, from the POINT OF BEGINNING; run thence North 52°50'53" East, a distance of 525 feet, more or less, to a point; run thence South 78°19'23" East, a distance of 314.43 feet to a point; run thence South 56°39'18" East, a distance of 377.64 feet to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 295.02 acres, more or less, in area.

Specific Authority 190.005 FS. Law Implemented 190.004, 190.005 FS. History-New 11-1-06.

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 23rd DAY OF July 2008
 CHERYL STRICKLAND, CLERK

BY: Audrey Jarard D.C.

