

EXHIBIT D

WRITTEN DESCRIPTION

SUNBEAM ROAD PUD

~~October 24, 2017~~ January 9, 2018

- A. Current Land Use Designation: PBF
- B. Current Zoning District: PUD (2006-1115)
- C. Requested Zoning District: PUD
- D. RE#: 149039-0100, 149039-0200, 149039-0300, 149039-0400

SUMMARY DESCRIPTION OF THE PLAN

Edgewater I, LLC (the "Owner") proposes to rezone approximately 198.7 acres of property from Planned Unit Development (PUD) to PUD. The Property is described as depicted on the legal description on Exhibit "1" (the "Property"). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). Surrounding uses are single family residential, multifamily residential, Public Buildings & Facilities, and commercial offices.

The original PUD encompassed 224.79 acres. Twenty-seven (27) acres within the original PUD were conveyed to Edgewater at Sunbeam, Ltd. and were developed into a residential condominium community with 134 residential units known as "Edgewater at Sunbeam, a Condominium." The lands owned by Edgewater at Sunbeam are NOT part of this rezoning.

The original PUD included the construction of an 18-hole golf course on the property. In 2006, the developer came to a unilateral conclusion that it was financially infeasible for the golf course to be constructed. He signed an agreement with Edgewater at Sunbeam Condominium Association, Inc. that before 210 units of a new association with similar condominiums could be built, a 9-hole golf course would be completed and operational. He signed an agreement with Edgewater at Sunbeam Condominium Association to modify the PUD to allow for the development and construction of 210 additional residential units similar to existing units but the construction could not begin until the 9-hole golf course was constructed and operational. With certain conditions, the Association agreed. The property was rezoned with these conditions outlined in City of Jacksonville Ordinance 2006-1115.

The golf course was constructed by 2008; however, hurricane damage to the 9-hole course prior to completion and economic conditions restricted the developer from completing the planned residential development. The development faltered and the property eventually was sold in a forced sale and placed with an out-of-state investment buyer (Owner).

Although the economy has recovered in many areas, construction and operation of a golf course is not a tenable plan. The Owner proposes to open a Multi-Use Recreational Facility (MURF) on a portion of the property that was to have been the golf course. This MURF would be open to the public with membership restrictions on various portions.

The Association and the Owner, joined by a substantial number of the homeowners, participated in numerous meetings to discuss alternative uses of the area consisting of the golf course and entered into an agreement whereby the Association agreed to support the proposed rezoning subject to the following expressed conditions:

No building permit shall be issued to Developers/Buyers or their assigns for construction of the residential units within the Property until the following conditions are met:

1. The new development will be age-restricted active senior community for the 55 and older owners / residents.
2. The new development will have its own governing association and its own gated entrance.
3. A maintenance provision will be input into the new association that specifies that mowing and landscape maintenance of the landfill, buffer, and Craven Rd south of Sunbeam will ultimately be the responsibility of the new association. This provision will include mowing all areas at least 4 times annually.
4. There will be a vegetative and/or berm buffer along the southern bank of the lake adjacent to the existing units obfuscating the view of the new development. The new association will be responsible for the maintenance.
5. The new association will be responsible for maintenance of the lake adjacent to the existing development including monthly lake service and any service need to maintain the 2 lighted fountains.
6. Acceptable landscape improvements to Craven Road are to be completed. These improvements are the responsibility of the Developer to execute, and will be the responsibility of the new Association to maintain.
- ~~6.7.~~ The proposed MURF will have landscape cleared, and planned uses approved by the Association.
- ~~7.8.~~ Any alterations to the lake adjacent to the existing Association will need the approval of the existing Association.

All exterior maintenance activities, including lawn maintenance, will be the responsibility of a new governing association, and the proposed budget will include a line item for professional management.

The units will include an activity center reserved for the use of the community's residents and guests, featuring services, recreational amenities, and recreational activities which are designed to appeal to interests of active senior residents. The facility may also be designed to accommodate active senior persons who are physically challenged.

PUD DEVELOPMENT CRITERIA

A. Description of Uses

1. Permitted Uses and Structures

- a. Closed Landfill – All required landfill maintenance activities in compliance with applicable statutes and rules.
- b. Residential Portion of the PUD – The Property may be developed with up to 210 residential, fee simple condominium units, or detached, single-family residential units, or attached zero lot-line, duplex and/or quadraplex units, or some combination thereof. This residential community will be age-restricted for 55 years old and older.
- c. Non-Residential Portion of the PUD
 - i. A Multi-Use Recreational Facility (MURF) allowing for open air recreational uses, food services, restrooms, and maintenance buildings containing in the aggregate up to 15,000 square feet, and related accessories, will be allowed in the area shown on the Site Plan. The sale and service of alcoholic beverages in connection with operation of the MURF shall be permitted. Solar panels for the purpose of wholesale electricity production shall be permitted as long as the panels are not visible from the existing Association.

Permitted uses within the MURF include the following:

1. A destination for “run enthusiasts” that includes a track for running events. This track can contain “cross fit” stations, as well as other amenities related to the sport of running.
2. Leisure activities such as lawn bowling, Frisbee, Frisbee Golf, badminton, tennis, handball and other similar activities involving sport and fitness.
3. Classes for recreational purposes including yoga, painting, sculpting, etc.
4. Such events intended to bring the community together for recreational purposes. These events can be thematic in nature (St. Patrick’s Day, FL/GA game, etc.), and can include music in both prerecorded and live formats. Any music performed or broadcast will be confined to within 300 feet of Sunbeam Road and will abide by reasonable determinations of volume, as not to be a noise pollution problem. Any events containing music will an extension of the outdoor food and Beverage portion of the facility. Music containing lewd acts and/or profanity will be prohibited.
5. Walking and Running Trails to be added to the MURF.
6. A garden center for the presentation and sale of landscaping to the public

Restrictions to the MURF include:

1. The facility will cease operation no later than 10:00 PM.
2. Any use visible from Craven Road will be confined within 1,300 feet from Sunbeam Road. This restriction does not apply to the running track.
3. There will be no access to the MURF from any point along Craven Road.
4. Lighting for any of the uses will be restricted to be within 500 feet of Sunbeam Road.
- 4.5. No multi-day music festivals.

- ii. Commercial Outparcel A, approximately 1.00 acres, allowing for permitted uses by right; and permissible uses with the grant of an exception, to be obtained at that time, consistent with a Commercial Office (CO) zoning.

Uses specifically prohibited under this PUD include:

1. Gas Stations
2. Facilities to repair automobiles, boats, small engines, lawn equipment, or any such mechanical device.

- iii. Commercial Outparcel B, approximately ~~2.54~~1.16 acres, allowing for permitted uses by right; and permissible uses with the grant of an exception, to be obtained at that time, consistent with a Commercial Community General-1 (CCG-1) zoning.

2. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 6566.403 of the Zoning Code, ~~provided, however, that the yard, setback and height restrictions of Section 656.403 do not apply to such uses and structures.~~

B. Minimum Lot and Building Requirements.

1. **Minimum building setbacks and yard requirements.** The building setbacks will be provided for the development as a whole from the overall Property boundaries for all uses and structures as follows:
 - a. Front – Twenty (20) feet.
 - b. Side – five (5) feet.
 - c. Rear – Twenty feet.
 - d. Between buildings – Ten (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, park furniture, and other similar improvements shall be permitted within the minimum setbacks. Minimum side and rear yard requirements may overlap with the uncomplimentary land use buffer.

2. **Minimum Lot Requirements.**

- a. Single Family, Detached Lots – Lots will have a minimum width of Forty Feet (40') and a minimum depth of Ninety Feet (90'). Setbacks will be as follows:
 - i. Front – Twenty (20) feet
 - ii. Side – Three (3) feet
 - iii. Rear – Ten (10) feet
- b. Attached Townhomes – Lots with a multi-unit, residential townhome product will have a minimum width of Twenty (20) feet, and a minimum depth of Ninety (90) feet. "End Units" with more than 2 exterior walls will have a minimum lot width of Twenty-Five (25) feet. Minimum building setbacks, as described in B.1. above, will apply to the entire structure encumbering multiple lots.
- c. Fee Simple Condominium Units – Should a portion of this PUD be placed under a condominium association, minimum lot requirements will not apply to those portions. Minimum building setbacks, as described above in B.1. will apply.

3. **Maximum lot coverage by all buildings.**

- Single family - Fifty percent (50%)
- Townhomes / Quads – Seventy percent (70%)
- Commercial / Other uses – None

4. **Maximum height of all structures.** Thirty-five (35) feet, as measured from the established grade for each building to the top of the highest eave and/or ridge. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spired, cupolas, antennae, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

- C. **Common Landscape Maintenance.** The Owner shall ensure the proper maintenance of all common areas, lawns, and landscaping. Areas within the new development (excluding lake bank adjacent to the existing condominium development as well as the southern border of the road between the existing condominium development and Craven Road.) will be maintained by the new association and funded by mandatory association dues. The maintenance of the grounds of the landfill will be the responsibility of the new Association; however, this can be outsourced to the operator of the MURF. In the event the MURF no longer is able to operate, it will be required that the new Association resume maintenance of the landfill grounds.
- D. **Access.** Access to the new development will be from the Craven Road Extension. As indicated on the Site Plan, the Residential Portion of the Property will have one primary private drive from Craven Road Extension and multiple smaller private driveways off the primary drive. Access to the MURF will be from Sunbeam Road. There will be no access to the MURF from any point along Craven Road. The design of the access point and internal drives as shown on the Site Plan may vary prior to development: provided, however, that the final design of both shall be subject to the review and approval of the Planning and

Development Department and the Traffic Engineer. Upon completion, the internal drive will be private and maintained by the new association.

E. **Pedestrian Circulation.** The site will be developed with an internal sidewalk system-as shown on the Site Plan.

F. **Signage.**

- a. Residential Subdivision – One (1) illuminated, residential subdivision sign identifying the residential development is permitted at the entrance of the condominium development, not to exceed 24 square feet and eight (8) feet in height.
- b. Multi-Use Facility – One (1) double faced, illuminated, ground-mounted or monument sign not to exceed one hundred (100) square feet in size and fifteen (15) feet in height to designate entry into the multi-use park is permitted on Sunbeam Road for the use of the MURF operator.
- c. Outparcel A – Signage will be allowed in accordance to the Commercial Office (CO) zoning designation, not to exceed 50 square feet, or 15 feet in height.
- d. Outparcel B - Signage will be allowed in accordance to the Community Commercial General – 1 (CCG-1) zoning designation.
- e. Directional Signs – Directional Signs that indicate ways to and from the PUD entrance and key components of the Project for drivers of vehicles and for pedestrians shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant logo and name of the Project. Vehicle-oriented Directional Signs shall be a maximum of eight (8) square feet in area per sign face.
- f. Temporary Signs – Temporary signs, including but not limited to real estate for lease / sale, contractor, modular units or financing signs or banners, shall not exceed a maximum of thirty-two (32) square feet each and shall be strictly limited to four (4) such signs on site at any one time.
- g. Construction fence screening shall be allowed under the following conditions; (a) it shall not exceed eight (8) feet in height, (b) graphics shall not exceed fifty percent (50%) of the entire exterior surface area, (c) shall be maintained in good order, condition and repair, and (d) shall be removed upon Certificate of Occupancy.
- h. Real Estate signs – Allowed pursuant to Part 13 of the Zoning Code.
- i. Construction signs – Allowed pursuant to Part 13 of the Zoning Code.

G. **Parking and Loading Requirements.** The proposed new development in the PUD will provide attached garages with parking aprons to each unit. A minimum of two (2) parking spaces per dwelling unit will be provided within the PUD. Parking at the MURF will be on a gravel lot.

- H. **Landscaping | Fencing / Screening.** Landscaping will be constructed and maintained in accordance with the Landscape and Tree Protection Regulations set forth in Part 12 of the City of Jacksonville Zoning Code, except as specifically noted immediately below. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs.

A berm with heights between 5 and 7 feet will be placed between the existing development and any new construction. The berm will include native grasses, vegetation, and trees.

- I. **Architectural Design.** The exterior appearance of the new units will be similar in theme as units in Edgewater at Sunbeam, a Condominium.
- J. **Lighting.** Exterior lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any adjacent property outside the PUD.
- K. **Storm Water Retention.** Storm water retention / detention systems shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District. The established grade of all buildings shall be designed with best efforts to minimize storm water runoff onto adjacent properties. The Developer will place two (2) lighted fountains in the lake adjacent to Edgewater at Sunbeam to facilitate in ongoing maintenance of the pond. The new association will be responsible for the maintenance of all retention ponds associated with the development including the existing lake adjacent to Edgewater at Sunbeam.
- L. **Utilities.** Electric power will be provided to the site by JEA. Water and sewer services will be provided by JEA.
- M. **Temporary Uses.** Temporary sales, leasing and construction offices and trailers shall (a) be placed within the PUD, (b) shall be maintained in good order, condition and repair, and (c) shall be removed upon the issuance of the last Certificate of Occupancy. Parking for such temporary uses may be provided off-site in the event of insufficient on-site parking. Construction shall proceed in a manner which reasonably attempts to mitigate any adverse impacts on neighboring properties.
- N. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, by minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by an administrative modification or minor modification.

- O. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

- P. **Successors in Title.** All successors in title to the Property, or any portion of the Property shall be bound by the conditions of the PUD, unless modifies as provided above or otherwise by law.



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 FL Reg. 51250



Sunbeam Development
 Jacksonville, Florida

January 9, 2018
 Overall Site Plan
 C-1

Exhibit 4
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-752 TO
PLANNED UNIT DEVELOPMENT

DECEMBER 7, 2017

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2017-752 to Planned Unit Development.

Location: Southeast quadrant of Sunbeam Road and Craven Road

Real Estate Number(s): 149039-0100, 149039-0200 and 1490300

Current Zoning District: Planned Unit Development (PUD 2006-1115-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Public Buildings and Facilities (PBF)

Proposed Land Use Category: Community General Commercial (CGC)
Public Buildings and Facilities (PBF)

Planning District: Southeast, District 3

Applicant/Agent: Jeremy Hill
Stratagem Partners
751 Oak Street, #620
Jacksonville, Florida 32204

Owner: Bobby Barnett
Edgewater 1, LLC
2250 NW Flanders Street, Suite G-2
Portland, Oregon 97210

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2017-752 seeks to rezone approximately 198.70 acres of land from PUD to PUD. The rezoning to PUD is being sought so to permit the development of a maximum of 210 age-restricted dwelling units, 5.48 acres of commercial uses and a maximum of 15,000 square feet for a multi-use recreational facility on the subject property. The current PUD approved in 2006, allowed 214 age restricted dwelling units and a 9 hole golf course.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Public Buildings and Facilities (PBF) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2017C-020 (Ordinance 2017-751) that seeks to amend 5.48 acres of the site that is within the PBF land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land use Map Series 2017C-020 be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect

elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Criminal justice facilities; Dude ranches; Riding academies; Private camps; Camping grounds; Shooting ranges; Fishing and hunting camps; Fairgrounds; Race tracks; Stadiums and arenas; Transit stations; Personal property storage establishments; Crematoria; Blood donation and plasma centers; Building trade contractors; Rescue missions; and Day labor pools.

Accessory Uses: Warehousing, light manufacturing and fabricating may be permitted provided it is part of a commercial retail sales or service establishment, and the accessory use shall be located on a road classified as collector or higher on the Functional Highway Classification Map.

Public Buildings and Facilities (PBF) This is a broad land use category that is intended to accommodate major public use or community service activities. Siting public/semi-public facilities that are allowed in commercial, light and heavy industrial, residential and institutional categories as supporting uses will not require plan amendment. Some major uses, however, because of their scale and potential community impacts, may only be sited in this plan category. Activities that provide community service functions vary in character and locational need. A primary consideration in locating these uses is to ensure that each use will function as it is intended, as an important part of the urban service delivery system.

Principal Uses: All lawful government activities; Public buildings and grounds; Schools; Criminal justice facilities; Military installations; Public/private institutions; Churches and places of worship; Hospitals, including Professional offices, Medical clinics, Pharmacies, and other uses normally associated therewith; Private clubs; Sale and service of alcoholic beverages in conjunction with a permissible use; Major public utilities; and Off street parking lots; Nursing homes; Group care homes; Homes for the aged or orphans and other uses normally associated therewith are also permitted within this land use category.

Secondary Uses: Recreation and open space such as Ball parks; Stadiums Arenas and equestrian facilities; etc.; Sale and service of alcoholic beverages in conjunction with a permitted activity; Off street parking lots; Silviculture activities; Conservation areas; Sanitary

landfills; Construction and demolition debris landfills; Yard waste composting facilities including the mulching plant and similar other uses.

The PBF Land Use Category allows for nursing homes, homes for the aged which are typically a facility which is multi-family in character. The PUD is proposes single family detached dwellings. This dwelling type is not allowed in the PBF Land Use Category. **Staff recommends single family detached dwellings be deleted as a permitted use.**

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Public Buildings and Facilities (PBF). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2017C-020 (Ordinance 2017-751) that seeks to amend 5.48 acres of land that is within the PBF land use category to CGC.

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.13 Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:

1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
3. The proposed development is compatible with surrounding existing land uses and zoning.

FLUE Policy 1.1.25 The City will encourage the use of such smart growth practices as:

1. Interconnectivity of transportation modes and recreation and open space areas;
2. A range of densities and types of residential developments;
3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
4. Use of the Development Areas;
5. Revitalization of older areas and the downtown, and
6. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

FLUE Policy 2.2.13 Prioritize brownfield sites for redevelopment based on the extent of contamination and ease of remediation, potential for available funding, and potential for mixed use redevelopment. The City's Brownfield Coordinator should identify these sites and rank them according to the following criteria:

1. Ease of remediation and suitability of the site for residential or recreational uses
2. Location on major road corridors and accessibility to transit
3. Large sites with the greatest potential to be redeveloped as a compact and walkable project which adds needed density, parks and open space to the community

FLUE Policy 3.1.11 The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a mixed use development which includes age restricted residential dwellings, commercial uses and public recreational facilities. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The streetscape: The intended plan of development is for single family, duplexes and quad dwellings. The development standards contained in the written description will ensure a streetscape similar to the existing condominiums and dwellings in the area.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Approximately 55 acres of the site will contain recreational facilities, ponds or wetlands.

The use of topography, physical environment and other natural features: The site plan uses the existing ponds, wetlands and closed landfill to buffer residential and commercial uses as well as separating the different types of residential uses.

Traffic and pedestrian circulation patterns: The site plan shows a single entrance road which loops around to the different residential area.

The use and variety of building setback lines, separations, and buffering: The written description includes development standards that are similar to those standards used in the Zoning Code. This will ensure a streetscape similar to existing developments and preserve open space and privacy for owners.

The use and variety of building groupings: Each residential building type are grouped together

The variety and design of dwelling types: The written description provides for three types of residential dwellings. This will provide a variety of floorplans to suit a resident's needs.

Compatible relationship between land uses in a mixed use project: As mentioned above, the different dwelling types are grouped together. The proposed commercial uses are located on Sunbeam Road, approximately 1,400 feet to the north.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in an area where residential, office, commercial and institutional uses function as a mixed-use development. The Land Use Amendment is changing the 5.48 acres on Sunbeam Road to the CGC Land Use. Commercial uses are appropriate at this location, due to the existing commercial and industrial uses along Sunbeam Road. The recreational area will act as a transition from the commercial to the residential dwellings. Residential, commercial and recreational uses at this location will increase the housing options, increase commercial uses and provide recreational facilities for those in the immediate area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	IL	Filling station, veterinarian, service garage
South	LDR	RR-Acre	Wetlands, single family dwellings
East	LDR	PUD (16-577)	Undeveloped, proposed single family subdivision
	RPI	RLD-60	Single family dwellings
West	RPI	PUD (11-587)	Undeveloped, allows CRO uses
	CGC	PUD (00-515)	Offices
	PBF	PUD (02-452)	Edgewater at Sunbeam Condominiums

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The written description and site plan indicate the PUD will allow uses found in the Commercial Office (CO) at the intersection of Sunbeam Road and Craven Road. Uses in the CCG-1 Zoning District will be allowed farther east along Sunbeam Road. These commercial uses will be approximately 1,400 feet from the nearest residential use.

(6) Intensity of Development

The proposed development is consistent with the CGC and PBF functional land use categories for a single-family development, which is not to exceed 210 dwelling units and 5 acres of commercial uses. The PUD is appropriate at this location because it will support the existing offices, service establishments and hospital in the area.

The availability and location of utility services and public facilities and services: Below is the analysis of the PUD from the Duval School District. However, the PUD is proposing an age restricted community, and no students will be generated.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Crown Point ES #245	4	35	1,104	818	74%	89%
Dupont MS #66	4	15	1,071	826	77%	87%
Atlantic Coast HS #268	4	20	2,443	2,354	96%	98%

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Sunbeam Road has capacity to accommodate the proposed development.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area. There will be a minimum 1 acre of active recreation for each 100 residential unit.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify wetlands on the property. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

The wildlife survey did not find any endangered species on the property.

(10) Off-street parking including loading and unloading areas.

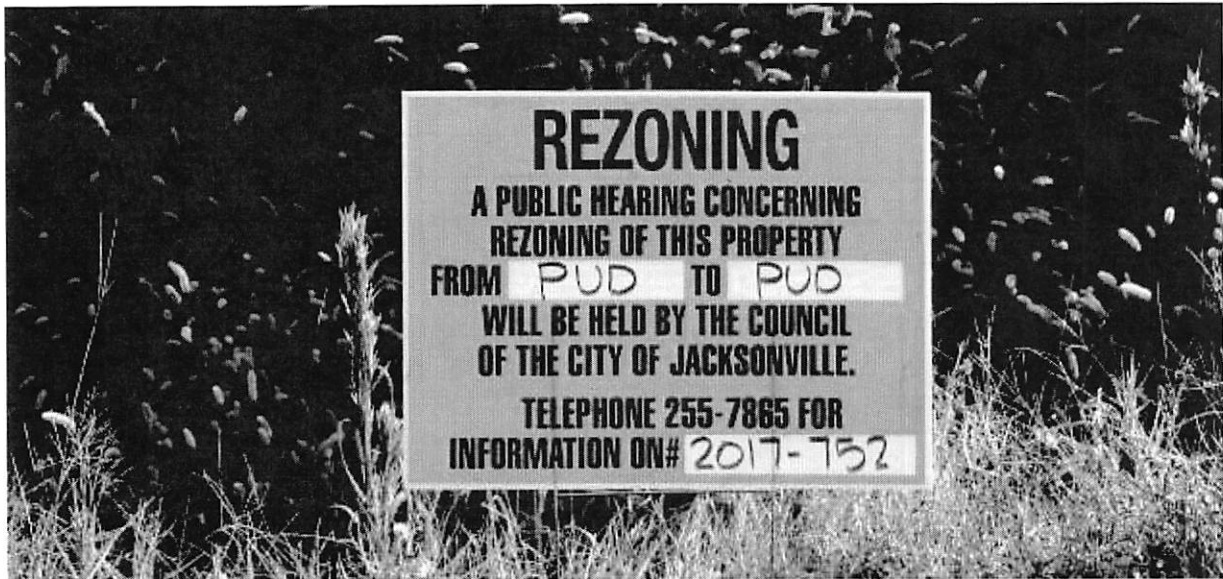
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on November 28, 2017, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2017-752 be **APPROVED with the following exhibits:**

1. The original legal description dated March 31, 2017.
2. The original written description dated October 24, 2017.
3. The original site plan dated April 23, 2017.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2017-752 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Detached single family age restricted dwellings shall not be permitted.
2. Vehicular access for the commercial parcels shall be subject to the review and approval of the Transportation Planning Division and the City's Traffic Engineer.
3. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.



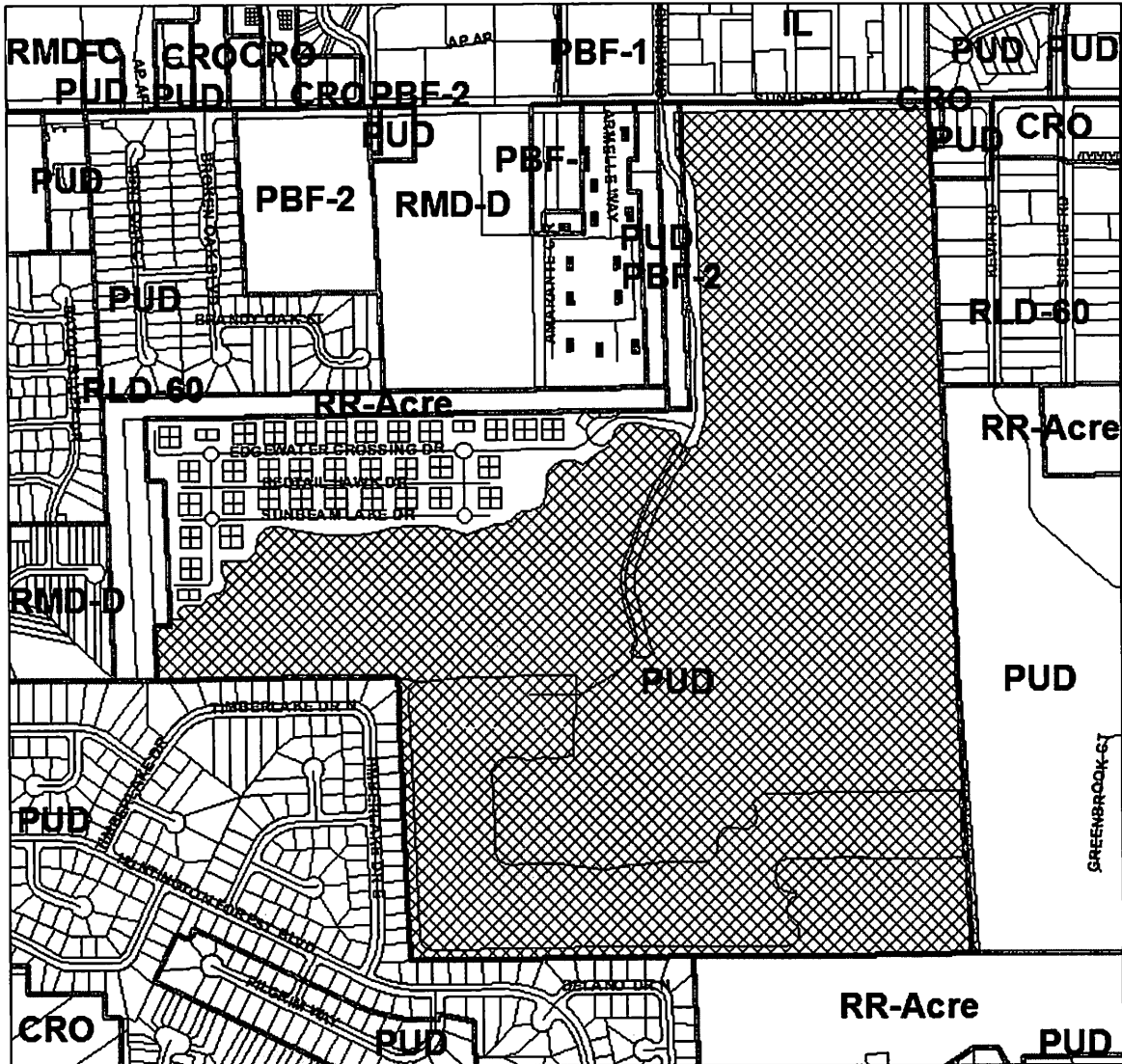
Aerial photo of subject property.

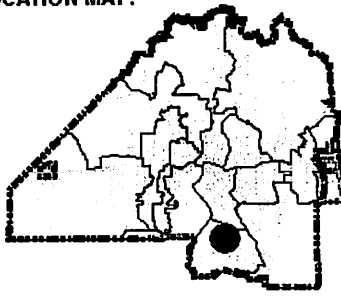
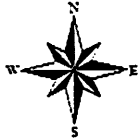


Entrance to proposed development from Craven Road



Entrance to existing Edgewater Condominiums



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 250 500 1,000 Feet</p> <p>COUNCIL DISTRICT: 6</p>
<p>ORDINANCE NUMBER: ORD-2017-0752</p>	<p>TRACKING NUMBER: T-2017-1411</p>	<p>PAGE 1 OF 1</p>

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 11/27/2017

TO: Bruce E. Lewis
City Planner Supervisor

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF 2017-752 SUNBEAM ROAD PUD

Sunbeam Road, from the San Jose Boulevard to Philips Highway, is the directly accessed functionally classified roadway. Sunbeam Road is a 4-lane divided collector in this vicinity and is currently operating at 51.34% of capacity. This proposal is for 42 dwelling units of ITE 210 Single Family Homes, which would generate 400 vpd, and 168 units of ITE 230 Residential Condo/Townhouse, which would generate a total of 976 vpd, a combined total of 1,376 vpd. This Sunbeam Road segment has a maximum daily capacity of 35,820 vpd and a 2016 daily traffic volume of 18,392.

(ITE 210 Single Family Homes- 42 DUs)

(ITE 230 Residential Condo/Townhouse- 168 DUs)

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0752 Staff Sign-Off/Date BEL / 08/18/2017

Filing Date 11/08/2017 Number of Signs to Post N/A

Hearing Dates:

1st City Council 12/12/2017 Planning Commission 12/07/2017

Land Use & Zoning 01/03/2018 2nd City Council 01/09/2018

Neighborhood Association GREATER HOOD ROAD, HOA, OXFORD OAKS HOA, ADAMS WALK HOA, SUMMERFIELD CROSSING HOA

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1411

Application Status PENDING

Date Started 03/27/2017

Date Submitted 03/31/2017

General Information On Applicant

Last Name First Name Middle Name
HILL JEREMY THOMAS

Company Name
STRATAGEM PARTNERS

Mailing Address
751 OAK ST. #620

City State Zip Code
JACKSONVILLE FL 32204

Phone Fax Email
9049620992 9042967421 JHILL@STRATAGEMRE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
BARNETT BOBBY

Company/Trust Name
EDGEWATER 1, LLC

Mailing Address
2250 NW FLANDERS ST. STE G-02

City State Zip Code
PORTLAND OR 97210

Phone Fax Email
5032887187 BOBBY@REDHILLSHOLDINGS.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2006-1115

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	149039 0400	6	3	PUD	PUD

Map	149039 0200	6	3	PUD	PUD
Map	149039 0300	6	3		PUD
Map	149039 0100	6	3		PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

PBF

Land Use Category Proposed?

If Yes, State Land Use Application #

5257

Total Land Area (Nearest 1/100th of an Acre) 198.70

Development Number

Proposed PUD Name SUNBEAM ROAD

Justification For Rezoning Application

Location Of Property

General Location

THE SE CORNER OF SUNBEAM ROAD AND CRAVEN ROAD

House #	Street Name, Type and Direction	Zip Code
	SUNBEAM RD	

Between Streets

and

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** ✓ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** ✓ Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** ✓ Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** ✓ Binding Letter.
- Exhibit D** ✓ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** ✓ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** ✓ Land Use Table
- Exhibit G** ✓ Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
198.70 Acres @ \$10.00 /acre: \$1,990.00
- 3) Plus Notification Costs Per Addressee**
366 Notifications @ \$7.00 /each: \$2,562.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$6,821.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

COURSE (1) CONTINUE ALONG SAID CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 29.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00", AN ARC DISTANCE OF 91.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°00'44" WEST, 58.00 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 2) NORTH 89°59'16" EAST, A DISTANCE OF 62.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 41.00 FEET; THENCE (COURSE 3) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°58'47", AN ARC DISTANCE OF 47.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°59'52" EAST, 44.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 54.00 FEET; THENCE (COURSE 4) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°58'11", AN ARC DISTANCE OF 58.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°59'34" EAST, 55.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 56.00 FEET; THENCE (COURSE 5) ALONG AND AROUND THE ARC OF SAID CURVE,

COMMENTCE AT THE NORTHWEST CORNER OF LOT 1, HUNTINGTON FOREST, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 95 AND 95A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°13'08" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°40'40" WEST, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10646, PAGE 1775 OF SAID PUBLIC RECORDS, A DISTANCE OF 255.00 FEET TO THE SOUTHWEST CORNER OF AN 80 FOOT WIDE DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS VOLUME 7331, PAGE 613 OF SAID PUBLIC RECORDS; THENCE NORTH 87°21'20" EAST, ALONG THE SOUTH LINE OF SAID DRAINAGE RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 02°38'40" WEST, ALONG THE EAST LINE OF SAID DRAINAGE RIGHT-OF-WAY, A DISTANCE OF 34.19 FEET; THENCE NORTH 89°59'16" EAST, A DISTANCE OF 61.41 FEET TO A POINT OF CURVE ON A PROPOSED THE RIGHT, SAID POINT ALSO BEING THE NORMAL WATER LINE OF A PROPOSED MAN MADE LAKE; THENCE NORTHERLY AND EASTERLY ALONG THE NORMAL WATER LINE OF SAID LAKE, THE FOLLOWING 26 COURSES:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SUNBEAM HILL GOLF COURSE, PARCEL 1

“LEGAL DESCRIPTION”

EXHIBIT “1”

THROUGH A CENTRAL ANGLE OF 119°00'38", AN ARC DISTANCE OF 116.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°28'21" EAST, 96.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING EASTERLY AND HAVING A RADIUS OF 59.00 FEET; THENCE (COURSE 6) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°25'28", AN ARC DISTANCE OF 33.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°49'14" WEST, 32.95 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 7) NORTH 00°36'30" WEST, A DISTANCE OF 27.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 9.00 FEET; THENCE (COURSE 8) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 14.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°23'30" EAST, 12.73 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 9) NORTH 89°23'30" EAST, A DISTANCE OF 88.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 66.00 FEET; THENCE (COURSE 10) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°18'43", AN ARC DISTANCE OF 94.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°14'08" EAST, 86.87 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 11) NORTH 07°04'47" EAST, A DISTANCE OF 28.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 84.00 FEET; THENCE (COURSE 12) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°06'39", AN ARC DISTANCE OF 136.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°38'06" EAST, 121.97 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 13) SOUTH 79°48'34" EAST, A DISTANCE OF 98.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 1016.00 FEET; THENCE (COURSE 14) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°43'23", AN ARC DISTANCE OF 420.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°19'44" EAST, 417.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 484.00 FEET; THENCE (COURSE 15) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 109.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°55'46" EAST, 108.94 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 16) NORTH 89°23'30" EAST, A DISTANCE OF 45.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 484.00 FEET; THENCE (COURSE 17) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°26'00", AN ARC DISTANCE OF 189.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°23'30" EAST, 188.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING

CONCAVE NORTHERLY AND HAVING A RADIUS OF 86.00 FEET; THENCE (COURSE 18) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°04'16", AN ARC DISTANCE OF 70.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°17'22" EAST, 68.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 484.00 FEET; THENCE (COURSE 19) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°51'02", AN ARC DISTANCE OF 142.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°10'45" EAST, 141.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 86.00 FEET; THENCE (COURSE 20) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°21'55", AN ARC DISTANCE OF 63.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°25'19" EAST, 62.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 84.00 FEET; THENCE (COURSE 21) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°09'09", AN ARC DISTANCE OF 73.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°18'56" EAST, 71.20 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 22) NORTH 89°23'30" EAST, A DISTANCE OF 12.74 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 66.00 FEET; THENCE (COURSE 23) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°38'39", AN ARC DISTANCE OF 96.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°34'10" EAST, 88.02 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 24) NORTH 05°44'51" EAST, A DISTANCE OF 85.58 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE (COURSE 25) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°27'20", AN ARC DISTANCE OF 192.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°58'30" EAST, 164.29 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 26) SOUTH 63°47'50" EAST, A DISTANCE OF 24.36 FEET; THENCE NORTH 53°47'54" EAST, A DISTANCE OF 45.32 FEET; THENCE NORTH 58°51'23" EAST, A DISTANCE OF 112.50 FEET; THENCE NORTH 31°26'33" WEST, ALONG A RADIAL LINE, A DISTANCE OF 17.75 FEET (CALCULATED) (N31°08'37"W, 18.50' BY DEED PER O.R.B. 12422, PAGE 350) TO A POINT ON A CURVE TO THE LEFT, SAID POINT ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF EDGEWATER CROSSING DRIVE (RIGHT-OF-WAY VARIES), ACCORDING TO THE PLAT OF CRAVEN ROAD AT EDGEWATER, AS RECORDED IN PLAT BOOK 62, PAGE 83 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EDGEWATER CROSSING DRIVE THE FOLLOWING 11 COURSES:

(COURSE 1) CONTINUE ALONG SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 65.00 FEET; THENCE ALONG AND AROUND THE ARC

March 31, 2017

Exhibit1
Page 3 of 15

SGR/13808238.1

OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°16'54". AN ARC DISTANCE OF 57.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°25'00" EAST, 55.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE (COURSE 2) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°38'20", AN ARC DISTANCE OF 63.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°35'43" EAST, 59.23 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 123.27 FEET; THENCE (COURSE 3) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°29'21", AN ARC DISTANCE OF 18.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°09'33" EAST, 18.25 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 4) NORTH 89°24'14" EAST, A DISTANCE OF 60.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF SAID OF 50.00 FEET; THENCE (COURSE 5) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°35'05" EAST, 13.94 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 6) SOUTH 74°34'24" EAST, A DISTANCE OF 86.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE (COURSE 7) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°04'20", AN ARC DISTANCE OF 7.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°06'34" EAST, 7.91 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 657.50 FEET; THENCE (COURSE 8) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°42'45", AN ARC DISTANCE OF 54.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°17'22" EAST, 54.06 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 33.50 FEET; THENCE (COURSE 9) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 79°13'32", AN ARC DISTANCE OF 46.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°19'13" EAST, 42.72 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 10) SOUTH 00°17'33" WEST, A DISTANCE OF 5.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE (COURSE 11) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°03'45", AN ARC DISTANCE OF 14.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°44'19" EAST, 14.13 FEET TO A NON-TANGENT POINT, SAID POINT BEARING SOUTH 72°13'48" WEST, 45.00 FEET FROM A RADIUS POINT ON CRAVEN ROAD AS SHOWN ON SAID PLAN; THENCE SOUTH 30°22'12" WEST, A DISTANCE OF 216.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID

CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC DISTANCE OF 179.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°22'12" WEST, 179.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 20°22'12" WEST, A DISTANCE OF 193.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 380.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°32'24", AN ARC DISTANCE OF 242.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°05'59" WEST, 238.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 16°10'13" EAST, A DISTANCE OF 149.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 85.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°13'58", AN ARC DISTANCE OF 83.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°56'46" WEST, 80.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 74.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 262°03'22", AN ARC DISTANCE OF 338.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°02'04" EAST, 111.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°49'25", AN ARC DISTANCE OF 45.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°04'55" WEST, 44.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 16°10'13" WEST, A DISTANCE OF 205.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 320.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°32'24", AN ARC DISTANCE OF 204.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°05'59" EAST, 200.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20°22'12" EAST, A DISTANCE OF 193.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC DISTANCE OF 169.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°22'12" EAST, 169.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 30°22'12" EAST, A DISTANCE OF 216.36 FEET TO A POINT OF CUSP ON THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD (RIGHT OF WAY VARIES) ACCORDING TO SAID PLAT, AS RECORDED IN AFORESAID PLAT BOOK 62, PAGE 83 OF SAID PUBLIC RECORDS, SAID POINT BEARING SOUTH 11°23'26" EAST, 45.00 FEET FROM A RADIUS POINT ON CRAVEN ROAD AS SHOWN ON SAID PLAT; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CRAVEN ROAD THE FOLLOWING 6 COURSES:

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THEENCE (COURSE 1) NORTH 89°35'42" EAST, A DISTANCE OF 380.87 FEET; THEENCE (COURSE 2) NORTH 88°47'07" EAST, A DISTANCE OF 813.50 FEET TO THE NORTHWEST CORNER OF PEGGYVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 11 OF THE AFORESAID PUBLIC RECORDS; THEENCE SOUTH 02°42'10" EAST, ALONG THE WEST LINE OF SAID PEGGYVILLE, A DISTANCE OF 1325.14 FEET TO THE SOUTHWEST CORNER THEREOF; THEENCE SOUTH 04°14'00" EAST, ALONG THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1299.54 FEET TO THE SOUTHWEST CORNER THEREOF; THEENCE SOUTH 02°48'16" EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 33, A DISTANCE OF 571.91 FEET; THEENCE SOUTH 89°21'32" WEST, A DISTANCE OF 970.35

COURSES:

(COURSE 1) CONTINUE ALONG SAID CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET; THEENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°49'58", AN ARC DISTANCE OF 57.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°11'35" EAST, 53.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THEENCE (COURSE 2) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°17'12", AN ARC DISTANCE OF 8.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°25'12" EAST, 8.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 290.00 FEET; THEENCE (COURSE 3) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°41'37", AN ARC DISTANCE OF 140.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°13'00" EAST, 138.81 FEET TO THE POINT OF TANGENCY; THEENCE (COURSE 4) NORTH 02°37'48" WEST, A DISTANCE OF 996.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 221.60 FEET; THEENCE (COURSE 5) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°47'42", AN ARC DISTANCE OF 150.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°01'40" WEST, 147.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 153.96 FEET; THEENCE (COURSE 6) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°52'59", AN ARC DISTANCE OF 74.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°29'01" WEST, 74.19 FEET TO A NON-TANGENT POINT ON THE WESTERLY LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10646 PAGE 1775; THEENCE NORTH 02°38'00" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 187.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SUNBEAM ROAD, (80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THEENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING TWO

FEET; THENCE SOUTH 46°59'31" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°22'01", AN ARC DISTANCE OF 59.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°49'28" EAST, 57.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°38'28" EAST, A DISTANCE OF 5.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 65.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 117°25'14", AN ARC DISTANCE OF 133.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°04'09" WEST, 111.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 62.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 117°26'23", AN ARC DISTANCE OF 127.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°03'35" WEST, 105.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°39'37" EAST, A DISTANCE OF 23.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°36'48", AN ARC DISTANCE OF 133.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°08'47" WEST, 118.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1135.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°34'30", AN ARC DISTANCE OF 209.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°39'56" WEST, 209.19 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84°22'41" WEST, A DISTANCE OF 90.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 320.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°56'37", AN ARC DISTANCE OF 16.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°54'22" WEST, 16.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 81°26'04" WEST, A DISTANCE OF 119.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°29'46", AN ARC DISTANCE OF 16.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°10'57" WEST, 16.18 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°04'10" WEST, A DISTANCE OF 160.69 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1190.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°36'40", AN ARC DISTANCE OF 261.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°22'30" WEST, 261.40 FEET TO THE POINT OF

REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE
 NORTHEASTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°30'55",
 AN ARC DISTANCE OF 136.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF NORTH 46°55'23" WEST, 120.31 FEET TO THE POINT OF
 REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
 WESTERLY AND HAVING A RADIUS OF 1720.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°51'19", AN
 ARC DISTANCE OF 115.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF NORTH 00°05'35" WEST, 115.71 FEET TO THE POINT OF
 TANGENCY; THENCE NORTH 02°01'14" WEST, A DISTANCE OF 107.15 FEET TO THE
 POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
 WESTERLY AND HAVING A RADIUS OF 1720.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°40'07", AN
 ARC DISTANCE OF 110.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF NORTH 03°51'18" WEST, 110.11 FEET TO THE POINT OF
 REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE
 SOUTHEASTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°48'19",
 AN ARC DISTANCE OF 144.94, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF NORTH 46°12'48" EAST, 125.91 FEET TO THE POINT OF
 TANGENCY; THENCE SOUTH 81°53'02" EAST, A DISTANCE OF 50.86 FEET TO THE
 POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
 NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°20'19",
 AN ARC DISTANCE OF 67.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF NORTH 88°26'48" EAST, 67.18 FEET TO THE POINT OF
 TANGENCY; THENCE NORTH 78°46'39" EAST, A DISTANCE OF 20.13 FEET TO THE
 POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE
 SOUTHERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°19'58",
 AN ARC DISTANCE OF 25.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF NORTH 87°56'38" EAST, 25.49 FEET TO THE POINT OF
 REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
 NORTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°14'36",
 AN ARC DISTANCE OF 113.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF NORTH 85°29'19" EAST, 112.81 FEET TO A POINT OF
 TANGENCY; THENCE NORTH 73°52'01" EAST, A DISTANCE OF 13.91 FEET; THENCE
 NORTH 00°00'44" WEST, A DISTANCE OF 157.00 FEET TO A POINT ON A CURVE TO
 THE LEFT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A
 RADIUS OF 32.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE,
 THROUGH A CENTRAL ANGLE OF 51°19'04", AN ARC DISTANCE OF 28.66 FEET,
 SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH
 25°38'48" EAST, 27.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°00'44"
 WEST, A DISTANCE OF 190.34 FEET; THENCE SOUTH 89°07'54" WEST, A DISTANCE

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, HUNTINGTON FOREST, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 95 AND 95A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°13'08" EAST, ALONG THE NORTH LINE OF SAID HUNTINGTON FOREST, UNIT THREE, A DISTANCE OF 1186.76 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID HUNTINGTON FOREST, UNIT THREE, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 02°21'17" EAST, ALONG THE EAST LINE OF SAID HUNTINGTON FOREST, UNIT THREE AND CONTINUE ALONG THE EAST LINE OF HUNTINGTON FOREST, UNIT FOUR AS SHOWN ON THE PLAT THEREOF, A DISTANCE OF 1325.40 FEET TO THE SOUTHEAST CORNER OF LOT 30, HUNTINGTON FOREST, UNIT FOUR AND A POINT ON THE NORTH LINE OF HUNTINGTON FOREST, UNIT FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGES 38 AND 38A, ALSO BEING THE SOUTH LINE OF OFFICIAL RECORDS BOOK 10646, PAGE 1775 OF SAID PUBLIC RECORDS; THENCE NORTH 89°21'32" EAST, ALONG THE NORTH LINE OF SAID HUNTINGTON FOREST, UNIT FIVE, AND CONTINUE ALONG THE NORTH LINE OF HUNTINGTON FOREST, UNIT SIX AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGES 49, 49A AND 49B, AND HUNTINGTON FOREST, UNIT SEVEN AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGES 35, 35A AND 35B, A DISTANCE OF 1332.70 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID HUNTINGTON FOREST, UNIT SEVEN; THENCE NORTH 89°32'18" EAST, ALONG THE SOUTH LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10646, PAGE 1775, A DISTANCE OF 1337.47 FEET TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SUNBEAM HILL GOLF COURSE, PARCEL 2

CONTAINING 146.218 ACRES, MORE OR LESS.

OF 549.17 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 110.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°58'26", AN ARC DISTANCE OF 34.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°53'35" WEST, 34.37 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84°52'48" WEST, A DISTANCE OF 143.73 FEET; THENCE NORTH 79°52'55" WEST, A DISTANCE OF 113.79 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID HUNTINGTON FOREST UNIT THREE; THENCE SOUTH 89°13'08" WEST, ALONG THE NORTH LINE OF SAID HUNTINGTON FOREST UNIT THREE, A DISTANCE OF 1126.75 FEET TO THE POINT OF BEGINNING.

SECTION 33; THENCE NORTH 02°48'16" WEST, ALONG THE WEST LINE OF SAID NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 33, A DISTANCE OF 767.17 FEET; THENCE SOUTH 89°21'32" WEST, A DISTANCE OF 46.04 FEET; THENCE SOUTH 02°48'16" EAST, A DISTANCE OF 309.26 FEET; THENCE SOUTH 85°57'33" WEST, A DISTANCE OF 103.60 FEET; THENCE SOUTH 89°21'32" WEST, A DISTANCE OF 329.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°21'04", AN ARC DISTANCE OF 14.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°17'24" WEST, 14.56 FEET TO THE POINT OF TANGENCY; THENCE NORTH 82°17'24" WEST, A DISTANCE OF 24.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°21'04", AN ARC DISTANCE OF 43.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°27'56" WEST, 43.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°21'32" WEST, A DISTANCE OF 44.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 600.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°01'04", AN ARC DISTANCE OF 31.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°51'00" WEST, 31.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 86°20'28" WEST, A DISTANCE OF 30.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°01'04", AN ARC DISTANCE OF 15.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°51'00" WEST, 15.80 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°21'32" WEST, A DISTANCE OF 184.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 94.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°21'32" WEST, 84.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°38'28" EAST, A DISTANCE OF 27.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°14'52", AN ARC DISTANCE OF 117.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°45'54" EAST, 104.24 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°06'40" EAST, A DISTANCE OF 13.99 FEET; THENCE SOUTH 06°53'20" EAST, A DISTANCE OF 18.44 FEET TO A NON-TANGENT POINT ON A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 72.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 113°29'30", AN ARC DISTANCE OF 142.62 FEET, SAID ARC BEING

Commence at the centerline intersection of Edgewater Crossing Drive (variable width right of way) and Craven Road (variable width right of way) as shown on the plat thereof, recorded in Plat Book 62, pages 83, 84 and 85 of said public records, said point being on a curve concave Northwesterly and having a radius of 250.00 feet; thence along and around said curve, through a central angle of 14°33'36", an arc distance of 63.53 feet, said arc being subtended by a chord bearing and distance of South 23°05'23" West, 63.36 feet to a radius point as shown on said plat; thence South 72°13'48" West along a radial line from said radius point, a distance of 45.00 feet

That certain piece, parcel or tract of land, lying in and being a part of Section 33, Township 3 South, Range 27 East, Duval County, Florida, also being a portion of the lands described in Official Records Volume 10646, page 1775 of the public records of said county, said parcel being more particularly described as follows:

60' Right of Way

PARCEL 2 (Fee Simple Estate)

Together with:

CONTAINING 13.109 ACRES, MORE OR LESS.

SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°35'34" WEST, 120.42 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 48°09'11" EAST, A DISTANCE OF 26.87 FEET; THENCE SOUTH 24°47'16" EAST, A DISTANCE OF 19.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 55.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 114°22'22", AN ARC DISTANCE OF 109.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°23'55" WEST, 92.45 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°35'06" WEST, A DISTANCE OF 772.11 FEET; THENCE SOUTH 89°21'32" WEST, A DISTANCE OF 893.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°17'11", AN ARC DISTANCE OF 92.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°29'52" WEST, 83.57 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°21'17" WEST, A DISTANCE OF 1135.56 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°14'05", AN ARC DISTANCE OF 91.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°15'45" EAST, 82.78 FEET TO A POINT OF CUSP, THENCE NORTH 79°52'55" WEST, A DISTANCE OF 113.79 FEET TO THE POINT OF BEGINNING.

to the Westerly right of way line of said Craven Road and the Point of Beginning; thence South 30°22'12" West, a distance of 216.41 feet to the point of curvature of a curve to the left, said curve being concave Southeasterly and having a radius of 1030.00 feet; thence along and around the arc of said curve, through a central angle of 10°00'00", an arc distance of 179.77 feet, said arc being subtended by a chord bearing and distance of South 25°22'12" West, 179.54 feet to the point of tangency; thence South 20°22'12" West, a distance of 193.02 feet to the point of curvature of a curve to the left, said curve being concave Easterly and having a radius of 380.00 feet; thence along and around the arc of said curve, through a central angle of 36°32'24", an arc distance of 242.34 feet, said arc being subtended by a chord bearing and distance of South 02°05'59" West, 238.26 feet to the point of tangency; thence South 16°10'13" East, a distance of 149.44 feet to the point of curvature of a curve to the right, said curve being concave Westerly and having a radius of 85.00 feet; thence along and around the arc of said curve, through a central angle of 56°13'58", an arc distance of 83.42 feet, said arc being subtended by a chord bearing and distance of South 11°56'46" West, 80.11 feet to the point of reverse curvature of a curve to the left, said curve being concave Northerly and having a radius of 74.00 feet; thence along and around the arc of said curve, through a central angle of 262°03'22", an arc distance of 338.46 feet, said arc being subtended by a chord bearing and distance of North 89°02'04" East, 111.65 feet to the point of reverse curvature of a curve to the right, said curve being concave Northeasterly and having a radius of 100.00 feet; thence along and around the arc of said curve, through a central angle of 25°49'25", an arc distance of 45.07 feet, said arc being subtended by a chord bearing and distance of North 29°04'55" West, 44.69 feet to the point of tangency; thence North 16°10'13" West, a distance of 205.82 feet to the point of curvature of a curve to the right, said curve being concave Easterly and having a radius of 320.00 feet; thence along and around the arc of said curve, through a central angle of 36°32'24", an arc distance of 204.08 feet, said arc being subtended by a chord bearing and distance of North 02°05'59" East, 200.64 feet to the point of tangency; thence North 20°22'12" East, a distance of 193.02 feet to the point of curvature of a curve to the right, said curve being concave Southeasterly and having a radius of 970.00 feet; thence along and around the arc of said curve, through a central angle of 10°00'00", an arc distance of 169.30 feet, said arc being subtended by a chord bearing and distance of North 25°22'12" East, 169.08 feet to the point of tangency; thence North 30°22'12" East, a distance of 216.36 feet to a point of cusp on a curve to the right, said curve being concave Northeasterly and having a radius of 45.00 feet; thence along and around the arc of said curve, through a central angle of 83°37'14", all arc distance of 65.68 feet, said arc being subtended by a chord bearing and distance of North 59°34'49" West, 60.00 feet to a non-tangent point, said point also being the Point of Beginning.

FORECLOSURE PARCEL

March 31, 2017

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That certain piece, parcel or tract of land lying in and being a part of Section 33, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 1, Huntington Forest Unit Three, according to the plat thereof, recorded in Plat Book 36, page 95 of the public records of said county; thence North 89°13'08" East along the North line of said Huntington Forest Unit Three, a distance of 1186.58 feet to the Northeast corner of Lot 13 of said Huntington Forest Unit Three; thence South 79°52'55" East, a distance of 113.79 feet to the Point of Beginning; thence North 84°52'48" East, a distance of 143.73 feet to the point of curvature of a curve to the left, said curve being concave Northerly and having a radius of 110.00 feet; thence along and around the arc of said curve, through a central angle of 17°58'26", an arc distance of 34.51 feet, said arc being subtended by a chord bearing and distance of North 75°53'35" East, 34.37 feet to a non-tangent point; thence North 89°07'54" East, a distance of 549.17 feet; thence South 00°00'44" East, a distance of 190.34 feet to the point of curvature of a curve to the right, said curve being concave Northwesterly and having a radius of 32.00 feet; thence along and around the arc of said curve, through a central angle of 51°19'04", an arc distance of 28.66 feet, said arc being subtended by a chord bearing and distance of South 25°38'48" West, 27.71 feet to a non-tangent point; thence South 00°00'44" East, a distance of 157.00 feet; thence South 73°52'01" West, a distance of 13.91 feet to the point of curvature of a curve to the right, said curve being concave Northerly and having a radius of 280.00 feet; thence along and around the arc of said curve, through a central angle of 23°14'36", an arc distance of 113.59 feet, said arc being subtended by a chord bearing and distance of South 85°29'19" West, 112.81 feet to the point of reverse curvature of a curve to the left, said curve being concave Southerly and having a radius of 80.00 feet; thence along and around the arc of said curve, through a central angle of 18°19'58", an arc distance of 25.60 feet, said arc being subtended by a chord bearing and distance of South 87°56'38" West, 25.49 feet to the point of tangency; thence South 78°46'39" West, a distance of 20.13 feet to the point of curvature of a curve to the right, said curve being concave Northerly and having a radius of 200.00 feet; thence along and around the arc of said curve, through a central angle of 19°20'19", an arc distance of 67.50 feet, said arc being subtended by a chord bearing and distance of South 88°26'48" West, 67.18 feet to the point of tangency; thence North 81°53'02" West, a distance of 50.86 feet to the point of curvature of a curve to the left, said curve being concave Southeasterly and having a radius of 80.00 feet; thence along and around the arc of said curve, through a central angle of 103°48'19", an arc distance of 144.94, said arc being subtended by a chord bearing and distance of South 46°12'48" West, 125.91 feet to the point of reverse curvature of a curve to the right, said curve being concave Westerly and having a radius of 1720.00 feet; thence along and around the arc of said curve, through a central angle of 03°40'07", an arc distance of 110.13 feet, said arc being subtended by a chord bearing and distance of South 03°51'18" East, 110.11 feet to the point of tangency; thence South 02°01'14" East, a distance of 107.15 feet to the point of curvature of a curve to the right, said curve being concave westerly and having a radius of 1720.00 feet; thence along and around the arc of said curve, through a central angle of 03°51'19", an arc distance of 115.73 feet, said arc being subtended by a chord

March 31, 2017

Exhibit1
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bearing and distance of South 00°05'35" East, 115.71 feet to the point of reverse curvature of a curve to the left, said curve being concave Northeasterly and having a radius of 80.00 feet; thence along and around the arc of said curve, through a central angle of 97°30'55", an arc distance of 136.16 feet, said arc being subtended by a chord bearing and distance of South 46°55'23" East, 120.31 feet to the point of reverse curvature of a curve to the right, said curve being concave Southerly and having a radius of 1190.00 feet; thence along and around the arc of said curve, through a central angle of 12°36'40", an arc distance of 261.93 feet, said arc being subtended by a chord bearing and distance of South 89°22'30" East, 261.40 feet to the point of tangency; thence South 83°04'10" East, a distance of 160.69 feet to the point of curvature of a curve to the left, said curve being concave Northerly and having a radius of 60.00 feet; thence along and around the arc of said curve, through a central angle of 15°29'46", an arc distance of 16.23 feet, said arc being subtended by a chord bearing and distance of North 89°10'57" East, 16.18 feet to the point of tangency; thence North 81°26'04" East, a distance of 119.89 feet to the point of curvature of a curve to the right, said curve being concave Southerly and having a radius of 320.00 feet; thence along and around the arc of said curve, through a central angle of 02°56'37", an arc distance of 16.44 feet, said arc being subtended by a chord bearing and distance of North 82°54'22" East, 16.44 feet to the point of tangency; thence North 84°22'41" East, a distance of 90.03 feet to the point of curvature of a curve to the right, said curve being concave Southerly and having a radius of 1135.00 feet; thence along and around the arc of said curve, through a central angle of 10°34'30", an arc distance of 209.48 feet, said arc being subtended by a chord bearing and distance of North 89°39'56" East, 209.19 feet to the point of reverse curvature of a curve to the left, said curve being concave Northwesterly and having a radius of 80.00 feet; thence along and around the arc of said curve, through a central angle of 95°36'48", an arc distance of 133.50 feet, said arc being subtended by a chord bearing and distance of North 47°08'47" East, 118.54 feet to the point of tangency; thence North 00°39'37" West, a distance of 23.45 feet to the point of curvature of a curve to the right, said curve being concave Southeasterly and having a radius of 62.00 feet; thence along and around the arc of said curve, through a central angle of 117°26'23", an arc distance of 127.08 feet, said arc being subtended by a chord bearing and distance of North 58°03'35" East, 105.98 feet to the point of reverse curvature of a curve to the left, said curve being concave Northwesterly and having a radius of 65.00 feet; thence along and around the arc of said curve, through a central angle of 117°25'14", an arc distance of 133.21 feet, said arc being subtended by a chord bearing and distance of North 58°04'09" East, 111.09 feet to the point of tangency; thence North 00°38'28" West, a distance of 5.52 feet to the point of curvature of a curve to the left, said curve being concave Southwesterly and having a radius of 80.00 feet; thence along and around the arc of said curve, through a central angle of 42°22'01", an arc distance of 59.16 feet, said arc being subtended by a chord bearing and distance of North 21°49'28" West, 57.82 feet to a non-tangent point; thence North 46°59'31" East, a distance of 70.00 feet; thence North 89°21'32" East, 924.31 feet; thence South 02°48'16" East, a distance of 309.26 feet; thence South 85°57'33" West, a distance of 103.60 feet; thence South 89°21'32" West, a distance of 329.76 feet to the point of curvature of a curve to the right, said curve being concave Northerly and having a radius of 100.00 feet; thence along and around the arc of said curve, through a central angle of 08°21'04", an arc distance of 14.58 feet, said arc being subtended by a chord bearing and distance of North 86°27'56" West, 14.56 feet to the point of tangency thence North 82°17'24" West, a distance of 24.70 feet to the point of curvature of a curve to the left, said curve being concave Southerly and having a radius of 300.00 feet; thence along and around the arc of said curve, through a central

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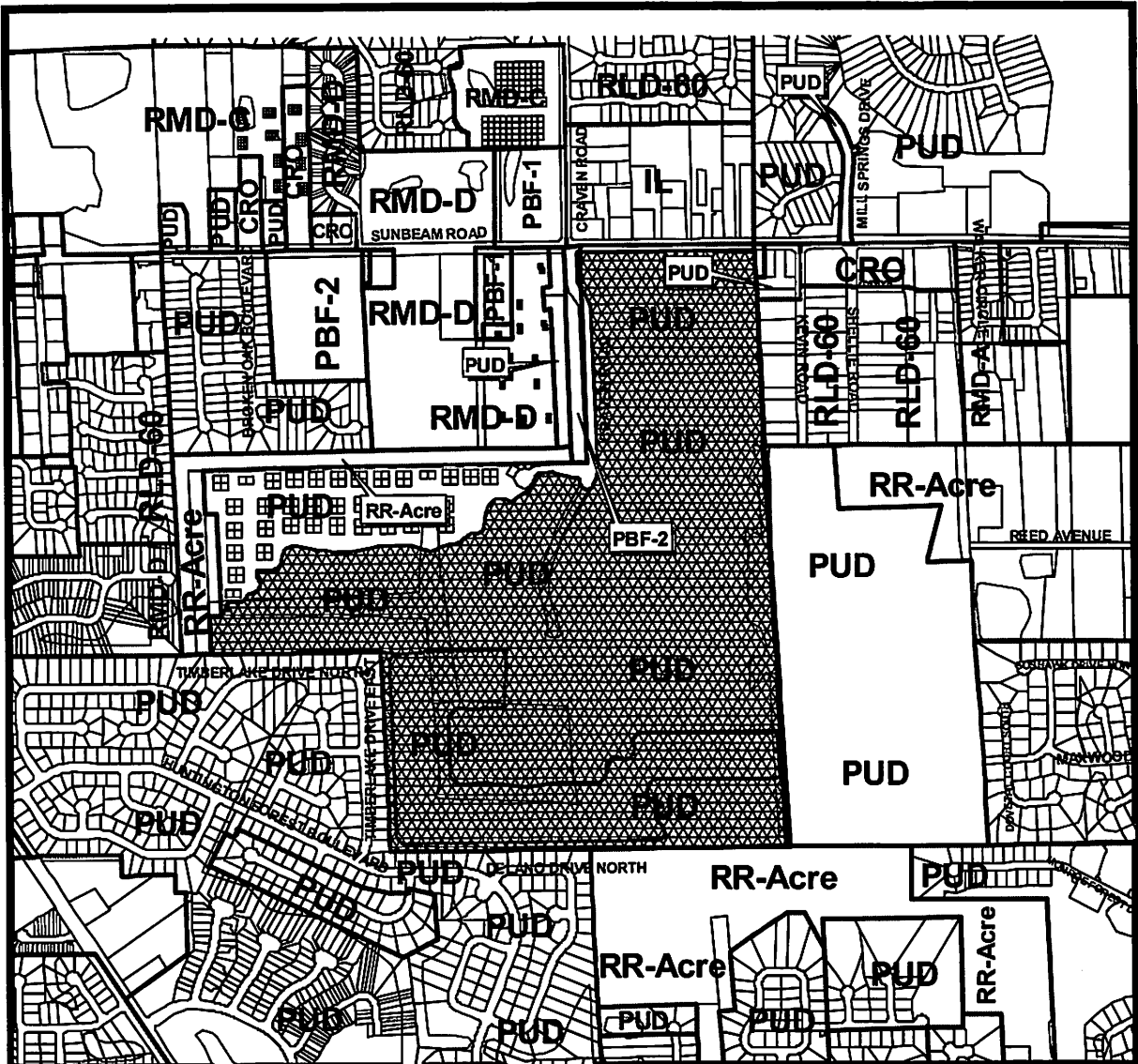
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angle of $08^{\circ}21'04''$, an arc distance of 43.73 feet, said arc being subtended by a chord bearing and distance of North $86^{\circ}27'56''$ West, 43.69 feet to the point of tangency; thence South $89^{\circ}21'32''$ West, a distance of 44.63 feet to the point of curvature of a curve to the left, said curve being concave Southerly and having a radius of 600.00 feet; thence along and around the arc of said curve, through a central angle of $03^{\circ}01'04''$, an arc distance of 31.60 feet, said arc being subtended by a chord bearing and distance of South $87^{\circ}51'00''$ West, 31.60 feet to the point of tangency; thence South $86^{\circ}20'28''$ West, a distance of 30.03 feet to the point of curvature of a curve to the right, said curve being concave Northerly and having a radius of 300.00 feet; thence along and around the arc of said curve, through a central angle of $03^{\circ}01'04''$, an arc distance of 15.80 feet, said arc being subtended by a chord bearing and distance of South $87^{\circ}51'00''$ West, 15.80 feet to the point of tangency; thence South $89^{\circ}21'32''$ West, a distance of 184.10 feet to the point of curvature of a curve to the left, said curve being concave Southeasterly and having a radius of 60.00 feet; thence along and around the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc distance of 94.25 feet, said arc being subtended by a chord bearing and distance of South $44^{\circ}21'32''$ West, 84.85 feet to the point of tangency; thence South $00^{\circ}38'28''$ East, a distance of 27.97 feet to the point of curvature of a curve to the left, said curve being concave Northeasterly and having a radius of 70.00 feet; thence along and around the arc of said curve, through a central angle of $96^{\circ}14'52''$, an arc distance of 117.59 feet, said arc being subtended by a chord bearing and distance of South $48^{\circ}45'54''$ East, 104.24 feet to the point of tangency; thence North $83^{\circ}06'40''$ East, a distance of 13.99 feet; thence South $06^{\circ}53'20''$ East, a distance of 18.44 feet to a non-tangent point on a curve to the left, said curve being concave Easterly and having a radius of 72.00 feet; thence along and around the arc of said curve, through a central angle of $113^{\circ}29'30''$, an arc distance of 142.62 feet, said arc being subtended by a chord bearing and distance of South $08^{\circ}35'34''$ West, 120.42 feet to the point of tangency; thence South $48^{\circ}09'11''$ East, a distance of 26.87 feet; thence South $24^{\circ}47'16''$ East, a distance of 19.43 feet to the point of curvature of a curve to the right, said curve being concave Northwesterly and having a radius of 55.00 feet; thence along and around the arc of said curve, through a central angle of $114^{\circ}22'22''$, an arc distance of 109.79 feet, said arc being subtended by a chord bearing and distance of South $32^{\circ}23'55''$ West, 92.45 feet to the point of tangency; thence South $89^{\circ}35'06''$ West, a distance of 772.11 feet; thence South $89^{\circ}21'32''$ West, a distance of 893.70 feet to the point of curvature of a curve to the right, said curve being concave Northeasterly and having a radius of 60.00 feet; thence along and around the arc of said curve, through a central angle of $88^{\circ}17'11''$, an arc distance of 92.45 feet, said arc being subtended by a chord bearing and distance of North $46^{\circ}29'52''$ West, 83.57 feet to the point of tangency; thence North $02^{\circ}21'17''$ West, a distance of 1135.56 feet to the point of curvature of a curve to the right, said curve being concave Southeasterly and having a radius of 60.00 feet; thence along and around the arc of said curve, through a central angle of $87^{\circ}14'05''$, an arc distance of 91.35 feet, said arc being subtended by a chord bearing and distance of North $41^{\circ}15'45''$ East, 82.78 feet to the point of tangency of said curve, said point also being the Point of Beginning.

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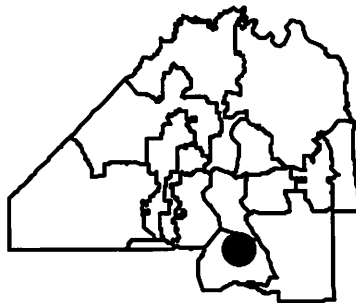
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REQUEST SOUGHT:

FROM: PUD

TO: PUD



0 100 Feet

COUNCIL DISTRICT:
06

TRACKING NUMBER:

T-2017-1411

Page 1 of 1

EXHIBIT A

Property Ownership Affidavit

Date: 2/14/2017

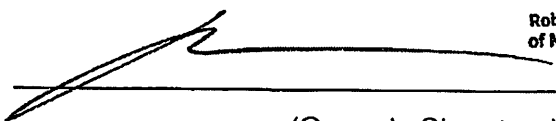
City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Ownership Certification


Gentleman:

I, Edgewater 1, LLC hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for _____,
submitted to the Jacksonville Planning and Development Department.


Robert Barnett, Vice President
of Manager Red Hills Holdings,
Manager of Edgewater 1, LLC
(Owner's Signature)

OREGON
STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ MULTNOMAH

The foregoing affidavit was sworn and subscribed before me this 14th day of
FEBRUARY (month), 2017 (year) by ROBERT BARNETT
who is personally known to me or has produced _____
as identification.


(Notary Signature)

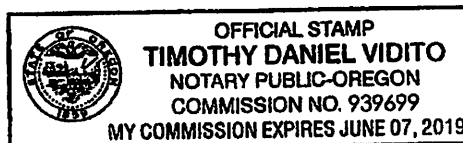


EXHIBIT B

Agent Authorization

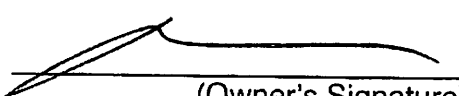
Date: 2/14/2017

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Gentleman:


You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Jeremy Hill to act as agent to file application(s) for _____ for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


(Owner's Signature)

Robert Barnett, Vice President
of Manager Red Hills Holdings,
Manager of Edgewater I, LLC

STATE OF ~~FLORIDA~~ OREGON
COUNTY OF ~~DUVAL~~ MULTNOMAH

The foregoing affidavit was sworn and subscribed before me this 14th day of FEBRUARY (month), 2017 (year) by ROBERT BARNETT, who is personally known to me or has produced _____ as identification.


(Notary Signature)

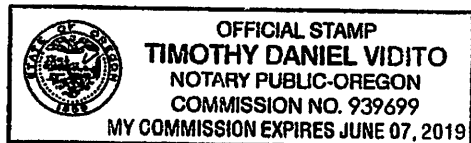


EXHIBIT C

Binding Letter

Date: 2/14/2017

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: _____ PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: _____

(Owner's Signature)

Robert Barnett, Vice President
of Manager Red Hills Holdings,
Manager of

Its: _____

Edgewater 3, LLC

EXHIBIT D

WRITTEN DESCRIPTION

SUNBEAM ROAD PUD

October 24, 2017

- A. Current Land Use Designation: PBF**
- B. Current Zoning District: PUD (2006-1115)**
- C. Requested Zoning District: PUD**
- D. RE#: 149039-0100, 149039-0200, 149039-0300, 149039-0400**

SUMMARY DESCRIPTION OF THE PLAN

Edgewater I, LLC (the "Owner") proposes to rezone approximately 198.7 acres of property from Planned Unit Development (PUD) to PUD. The Property is described as depicted on the legal description on Exhibit "1" (the "Property"). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). Surrounding uses are single family residential, multifamily residential, Public Buildings & Facilities, and commercial offices.

The original PUD encompassed 224.79 acres. Twenty-seven (27) acres within the original PUD were conveyed to Edgewater at Sunbeam, Ltd. and were developed into a residential condominium community with 134 residential units known as "Edgewater at Sunbeam, a Condominium." The lands owned by Edgewater at Sunbeam are NOT part of this rezoning.

The original PUD included the construction of an 18-hole golf course on the property. In 2006, the developer came to a unilateral conclusion that it was financially infeasible for the golf course to be constructed. He signed an agreement with Edgewater at Sunbeam Condominium Association, Inc. that before 210 units of a new association with similar condominiums could be built, a 9-hole golf course would be completed and operational. He signed an agreement with Edgewater at Sunbeam Condominium Association to modify the PUD to allow for the development and construction of 210 additional residential units similar to existing units but the construction could not begin until the 9-hole golf course was constructed and operational. With certain conditions, the Association agreed. The property was rezoned with these conditions outlined in City of Jacksonville Ordinance 2006-1115.

The golf course was constructed by 2008; however, hurricane damage to the 9-hole course prior to completion and economic conditions restricted the developer from completing the planned residential development. The development faltered and the property eventually was sold in a forced sale and placed with an out-of-state investment buyer (Owner).

Although the economy has recovered in many areas, construction and operation of a golf course is not a tenable plan. The Owner proposes to open a Multi-Use Recreational Facility (MURF) on a portion of the property that was to have been the golf course. This MURF would be open to the public with membership restrictions on various portions.

The Association and the Owner, joined by a substantial number of the homeowners, participated in numerous meetings to discuss alternative uses of the area consisting of the golf course and entered into an agreement whereby the Association agreed to support the proposed rezoning subject to the following expressed conditions:

1. The new development will be age-restricted active senior community for the 55 and older owners / residents.
2. The new development will have its own governing association and its own gated entrance.
3. A maintenance provision will be input into the new association that specifies that mowing and landscape maintenance of the landfill, buffer, and Craven Rd south of Sunbeam will ultimately be the responsibility of the new association. This provision will include mowing all areas at least 4 times annually.
4. There will be a vegetative and/or berm buffer along the southern bank of the lake adjacent to the existing units obfuscating the view of the new development. The new association will be responsible for the maintenance.
5. The new association will be responsible for maintenance of the lake adjacent to the existing development including monthly lake service and any service need to maintain the 2 lighted fountains.
6. Acceptable landscape improvements to Craven Road are to be completed. These improvements are the responsibility of the Developer to execute, and will be the responsibility of the new Association to maintain.
7. Any alterations to the lake adjacent to the existing Association will need the approval of the existing Association.

All exterior maintenance activities, including lawn maintenance, will be the responsibility of a new governing association, and the proposed budget will include a line item for professional management.

The units will include an activity center reserved for the use of the community's residents and guests, featuring services, recreational amenities, and recreational activities which are designed to appeal to interests of active senior residents. The facility may also be designed to accommodate active senior persons who are physically challenged.

PUD DEVELOPMENT CRITERIA

A. Description of Uses

1. Permitted Uses and Structures

- a. Closed Landfill – All required landfill maintenance activities in compliance with applicable statutes and rules.
- b. Residential Portion of the PUD – The Property may be developed with up to 210 residential, fee simple condominium units, or detached, single-family residential units, or attached zero lot-line, duplex and/or quadraplex units, or some combination thereof.
- c. Non-Residential Portion of the PUD
 - i. A Multi-Use Recreational Facility (MURF) allowing for open air recreational uses, food services, restrooms, and maintenance buildings containing in the aggregate up to 15,000 square feet, and related accessories, will be allowed in the area shown on the Site Plan. The sale and service of alcoholic beverages in connection with operation of the MURF shall be permitted. Solar panels for the purpose of wholesale electricity production shall be permitted as long as the panels are not visible from the existing Association.

Permitted uses within the MURF include the following:

1. A destination for “run enthusiasts” that includes a track for running events. This track can contain “cross fit” stations, as well as other amenities related to the sport of running.
2. Leisure activities such as lawn bowling, Frisbee, Frisbee Golf, badminton, tennis, handball and other similar activities.
3. Classes for recreational purposes including yoga, painting, sculpting, etc.
4. Such events intended to bring the community together for recreational purposes.
5. Walking and Running Tails to be added to the MURF.
6. A garden center for the presentation and sale of landscaping to the public

Restrictions to the MURF include:

1. The facility will cease operation no later than 10:00 PM.
2. Any use visible from Craven Road will be confined within 1,300 feet from Sunbeam Road. This restriction does not apply to the running track.
3. There will be no access to the MURF from any point along Craven Road.
4. Lighting for any of the uses will be restricted to be within 500 feet of Sunbeam Road.

- ii. Commercial Outparcel A, approximately 1.00 acres, allowing for permitted uses and permissible uses with the grant of an exception consistent with a Commercial Office (CO) zoning.

Uses specifically prohibited under this PUD include:

1. Gas Stations
2. Facilities to repair automobiles, boats, small engines, lawn equipment, or any such mechanical device.

- iii. Commercial Outparcel B, approximately 2.5 acres, allowing for permitted uses and permissible uses with the grant of an exception consistent with a Commercial Community General-1 (CCG-1) zoning.

2. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 6566.403 of the Zoning Code, provided, however, that the yard, setback and height restrictions of Section 656.403 do not apply to such uses and structures.

B. Minimum Lot and Building Requirements.

1. ***Minimum building setbacks and yard requirements.*** The building setbacks will be provided for the development as a whole from the overall Property boundaries for all uses and structures as follows:

- a. Front – Twenty (20) feet.
- b. Side – five (5) feet.
- c. Rear – Twenty feet.
- d. Between buildings – Ten (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, park furniture, and other similar improvements shall be permitted within the minimum setbacks. Minimum side and rear yard requirements may overlap with the uncomplimentary land use buffer.

2. ***Minimum Lot Requirements.***

- a. Single Family, Detached Lots – Lots will have a minimum width of Forty Feet (40') and a minimum depth of Ninety Feet (90'). Setbacks will be as follows:
 - i. Front – Twenty (20) feet
 - ii. Side – Three (3) feet
 - iii. Rear – Ten (10) feet
- b. Attached Townhomes – Lots with a multi-unit, residential townhome product will have a minimum width of Twenty (20) feet, and a minimum depth of Ninety (90) feet. "End Units" with more than 2 exterior walls will have a minimum lot width of Twenty-Five (25) feet. Minimum building setbacks, as described in B.1. above, will apply to the entire structure encumbering multiple lots.

- c. Fee Simple Condominium Units – Should a portion of this PUD be placed under a condominium association, minimum lot requirements will not apply to those portions. Minimum building setbacks, as described above in B.1. will apply.

3. **Maximum lot coverage by all buildings.**

Single family - Fifty percent (50%)

Townhomes / Quads – Seventy percent (70%)

Commercial / Other uses – None

4. **Maximum height of all structures.** Thirty-five (35) feet, as measured from the established grade for each building to the top of the highest eave and/or ridge. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spired, cupolas, antennae, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

- C. **Common Landscape Maintenance.** The Owner shall ensure the proper maintenance of all common areas, lawns, and landscaping. Areas within the new development (excluding lake bank adjacent to the existing condominium development as well as the southern border of the road between the existing condominium development and Craven Road.) will be maintained by the new association and funded by mandatory association dues. The maintenance of the grounds of the landfill will be the responsibility of the new Association; however, this can be outsourced to the operator of the MURF. In the event the MURF no longer is able to operate, it will be required that the new Association resume maintenance of the landfill grounds.

- D. **Access.** Access to the new development will be from the Craven Road Extension. As indicated on the Site Plan, the Residential Portion of the Property will have one primary private drive from Craven Road Extension and multiple smaller private driveways off the primary drive. Access to the MURF will be from Sunbeam Road. There will be no access to the MURF from any point along Craven Road. The design of the access point and internal drives as shown on the Site Plan may vary prior to development: provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal drive will be private and maintained by the new association.

- E. **Pedestrian Circulation.** The site will be developed with an internal sidewalk system as shown on the Site Plan.

F. **Signage.**

- a. Residential Subdivision – One (1) illuminated, residential subdivision sign identifying the residential development is permitted at the entrance of the condominium development, not to exceed 24 square feet and eight (8) feet in height.

- b. Multi-Use Facility – One (1) double faced, illuminated, ground-mounted or monument sign not to exceed one hundred (100) square feet in size and fifteen (15) feet in height to designate entry into the multi-use park is permitted on Sunbeam Road for the use of the MURF operator.
- c. Outparcel A – Signage will be allowed in accordance to the Commercial Office (CO) zoning designation, not to exceed 50 square feet, or 15 feet in height.
- d. Outparcel B - Signage will be allowed in accordance to the Community Commercial General – 1 (CCG-1) zoning designation.
- e. Directional Signs – Directional Signs that indicate ways to and from the PUD entrance and key components of the Project for drivers of vehicles and for pedestrians shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant logo and name of the Project. Vehicle-oriented Directional Signs shall be a maximum of eight (8) square feet in area per sign face.
- f. Temporary Signs – Temporary signs, including but not limited to real estate for lease / sale, contractor, modular units or financing signs or banners, shall not exceed a maximum of thirty-two (32) square feet each and shall be strictly limited to four (4) such signs on site at any one time.
- g. Construction fence screening shall be allowed under the following conditions; (a) it shall not exceed eight (8) feet in height, (b) graphics shall not exceed fifty percent (50%) of the entire exterior surface area, (c) shall be maintained in good order, condition and repair, and (d) shall be removed upon Certificate of Occupancy.
- h. Real Estate signs – Allowed pursuant to Part 13 of the Zoning Code.
- i. Construction signs – Allowed pursuant to Part 13 of the Zoning Code.

G. Parking and Loading Requirements. The proposed new development in the PUD will provide attached garages with parking aprons to each unit. A minimum of two (2) parking spaces per dwelling unit will be provided within the PUD. Parking at the MURF will be on a gravel lot.

H. Landscaping | Fencing / Screening. Landscaping will be constructed and maintained in accordance with the Landscape and Tree Protection Regulations set forth in Part 12 of the City of Jacksonville Zoning Code, except as specifically noted immediately below. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs.

A berm with heights between 5 and 7 feet will be placed between the existing development and any new construction. The berm will include native grasses, vegetation, and trees.

I. Architectural Design. The exterior appearance of the new units will be similar in theme as units in Edgewater at Sunbeam, a Condominium.

- J. **Lighting.** Exterior lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any adjacent property outside the PUD.
- K. **Storm Water Retention.** Storm water retention / detention systems shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District. The established grade of all buildings shall be designed with best efforts to minimize storm water runoff onto adjacent properties. The Developer will place two (2) lighted fountains in the lake adjacent to Edgewater at Sunbeam to facilitate in ongoing maintenance of the pond. The new association will be responsible for the maintenance of all retention ponds associated with the development including the existing lake adjacent to Edgewater at Sunbeam.
- L. **Utilities.** Electric power will be provided to the site by JEA. Water and sewer services will be provided by JEA.
- M. **Temporary Uses.** Temporary sales, leasing and construction offices and trailers shall (a) be placed within the PUD, (b) shall be maintained in good order, condition and repair, and (c) shall be removed upon the issuance of the last Certificate of Occupancy. Parking for such temporary uses may be provided off-site in the event of insufficient on-site parking. Construction shall proceed in a manner which reasonably attempts to mitigate any adverse impacts on neighboring properties.
- N. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, by minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by an administrative modification or minor modification.
- O. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.
- P. **Successors in Title.** All successors in title to the Property, or any portion of the Property shall be bound by the conditions of the PUD, unless modifies as provided above or otherwise by law.

EXHIBIT F

PUD Name

Sunbeam Road

Date

Aug 4, 2017

Land Use Table

Total gross acreage	198.7	Acres	100 %
Amount of each different land use by acreage			
Single family	8.3	Acres	4.1 %
Total number of dwelling units	42	D.U.	
Multiple family	23.2	Acres	11.6 %
Total number of dwelling units	168	D.U.	
Commercial	8.6	Acres	4.3 %
Industrial	0	Acres	0 %
Other land use	91.49	Acres	46 %
Active recreation and/or open space	2	Acres	1 %
Passive open space, wetlands, pond	55.66	Acres	28 %
Public and private right-of-way	9.45	Acres	4.7 %
Maximum coverage of non-residential buildings and structures		Sq. Ft.	

PREPARED BY AND RETURN TO:
Brandon C. Dodd, Esq.
Smith, Gambrell & Russell, LLP
50 N. Laura Street, Suite 2600
Jacksonville, Florida 32202

A PORTION OF TAX PARCEL ID. NO. 149039-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed under seal as of the 25th day of February, 2016, by JAXSON BROWN, INC., a dissolved Georgia corporation, whose address for purposes of this instrument is 119 East Park Avenue, Suite B-2, Tallahassee, Florida 32301 (hereinafter referred to as the "Grantor"), to and in favor of EDGEWATER 1, LLC, an Oregon limited liability company, whose address for the purpose of this instrument is 2250 NW Flanders Street, Suite Garden 02, Portland, Oregon 97210 (hereinafter referred to as the "Grantee").

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does, by these presents, grant, bargain, sell, transfer, convey and confirm unto the Grantee, that parcel or parcels of land, situate, lying and being in the County of Duval, State of Florida, as more particularly described on **Exhibit "A"** attached hereto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described property (the "Property") unto Grantee in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that the property is free of all encumbrances except for (i) taxes and assessments on the Property (ii) laws, ordinances and governmental regulations (including, but not limited to, building, zoning, and land use ordinances) affecting the occupancy, use or enjoyment of the Property, but shall not operate to reimpose the same, and (iii) those matters set forth on **Exhibit "B"** hereto (the "Permitted Exceptions"). The Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[Signature appears on the following page]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed under seal effective as of the day and year first above written.

Signed in the presence of the following witnesses:

Cindy Eberhart
Name: Cindy Eberhart

Berome C Ellis Jr
Name: Berome C Ellis Jr

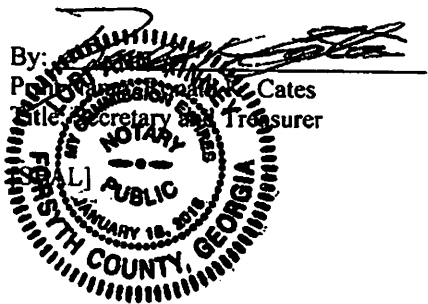
Donald W. Booth
Name: Donald W Booth

Ralph Wayne Harrison
Name: Ralph Wayne Harrison

GRANTOR:

JAXSON BROWN, INC.,
a dissolved Georgia corporation

By: Dane A. Cates
Print Name: Dane A. Cates
Title: President



STATE OF Georgia
COUNTY OF Forsyth

The foregoing instrument was acknowledged before me this 23 day of February, 2016, by Dane A. Cates, as President of Jaxson Brown, Inc., a dissolved Georgia corporation, on behalf of the corporation, who is personally known to me or has produced N/A as identification and did take an oath.

Lori A. Kinney
Notary Public
Print Name: Lori A. Kinney
My Commission Expires: January 18, 2018

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 19 day of Feb., 2016, by Ronald K. Cates, as Secretary and Treasurer of Jaxson Brown, Inc., a dissolved Georgia corporation, on behalf of the corporation, who is personally known to me or has produced N/A as identification and did take an oath.

Notary Public
Print Name:
My Commission Expires:



EXHIBIT "A"
The Property

SUNBEAM HILL GOLF COURSE, PARCEL 1

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, HUNTINGTON FOREST, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 95 AND 95A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°13'08" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°40'40" WEST, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10646, PAGE 1775 OF SAID PUBLIC RECORDS, A DISTANCE OF 255.00 FEET TO THE SOUTHWEST CORNER OF AN 80 FOOT WIDE DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS VOLUME 7331, PAGE 613 OF SAID PUBLIC RECORDS; THENCE NORTH 87°21'20" EAST, ALONG THE SOUTH LINE OF SAID DRAINAGE RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 02°38'40" WEST, ALONG THE EAST LINE OF SAID DRAINAGE RIGHT-OF-WAY, A DISTANCE OF 34.19 FEET; THENCE NORTH 89°59'16" EAST, A DISTANCE OF 61.41 FEET TO A POINT OF CUSP ON A CURVE TO THE RIGHT, SAID POINT ALSO BEING THE NORMAL WATER LINE OF A PROPOSED MAN MADE LAKE; THENCE NORTHERLY AND EASTERLY ALONG THE NORMAL WATER LINE OF SAID LAKE, THE FOLLOWING 26 COURSES:

COURSE (1) CONTINUE ALONG SAID CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 29.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00", AN ARC DISTANCE OF 91.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°00'44" WEST, 58.00 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 2) NORTH 89°59'16" EAST, A DISTANCE OF 62.37 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 41.00 FEET; THENCE (COURSE 3) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°58'47", AN ARC DISTANCE OF 47.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°59'52" EAST, 44.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 54.00 FEET; THENCE (COURSE 4) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°58'11", AN ARC DISTANCE OF 58.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°59'34" EAST, 55.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 56.00 FEET; THENCE (COURSE 5) ALONG AND AROUND THE ARC OF SAID CURVE,

THROUGH A CENTRAL ANGLE OF $119^{\circ}00'38''$, AN ARC DISTANCE OF 116.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $26^{\circ}28'21''$ EAST, 96.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 59.00 FEET; THENCE (COURSE 6) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $32^{\circ}25'28''$, AN ARC DISTANCE OF 33.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $16^{\circ}49'14''$ WEST, 32.95 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 7) NORTH $00^{\circ}36'30''$ WEST, A DISTANCE OF 27.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 9.00 FEET; THENCE (COURSE 8) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC DISTANCE OF 14.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $44^{\circ}23'30''$ EAST, 12.73 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 9) NORTH $89^{\circ}23'30''$ EAST, A DISTANCE OF 88.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 66.00 FEET; THENCE (COURSE 10) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $82^{\circ}18'43''$, AN ARC DISTANCE OF 94.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $48^{\circ}14'08''$ EAST, 86.87 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 11) NORTH $07^{\circ}04'47''$ EAST, A DISTANCE OF 28.43 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 84.00 FEET; THENCE (COURSE 12) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $93^{\circ}06'39''$, AN ARC DISTANCE OF 136.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $53^{\circ}38'06''$ EAST, 121.97 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 13) SOUTH $79^{\circ}48'34''$ EAST, A DISTANCE OF 98.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 1016.00 FEET; THENCE (COURSE 14) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $23^{\circ}43'23''$, AN ARC DISTANCE OF 420.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $88^{\circ}19'44''$ EAST, 417.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 484.00 FEET; THENCE (COURSE 15) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $12^{\circ}55'27''$, AN ARC DISTANCE OF 109.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $82^{\circ}55'46''$ EAST, 108.94 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 16) NORTH $89^{\circ}23'30''$ EAST, A DISTANCE OF 45.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 484.00 FEET; THENCE (COURSE 17) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $22^{\circ}26'00''$, AN ARC DISTANCE OF 189.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $79^{\circ}23'30''$ EAST, 188.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING

(COURSE 1) CONTINUE ALONG SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 65.00 FEET; THENCE ALONG AND AROUND THE ARC

CONCAVE NORTHERLY AND HAVING A RADIUS OF 86.00 FEET; THENCE (COURSE 18) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°04'16", AN ARC DISTANCE OF 70.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°17'22" EAST, 68.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 484.00 FEET; THENCE (COURSE 19) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°51'02", AN ARC DISTANCE OF 142.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°10'45" EAST, 141.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 86.00 FEET; THENCE (COURSE 20) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°21'55", AN ARC DISTANCE OF 63.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°25'19" EAST, 62.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 84.00 FEET; THENCE (COURSE 21) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°09'09", AN ARC DISTANCE OF 73.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°18'56" EAST, 71.20 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 22) NORTH 89°23'30" EAST, A DISTANCE OF 12.74 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 66.00 FEET; THENCE (COURSE 23) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°38'39", AN ARC DISTANCE OF 96.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°34'10" EAST, 88.02 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 24) NORTH 05°44'51" EAST, A DISTANCE OF 85.58 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE (COURSE 25) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 110°27'20", AN ARC DISTANCE OF 192.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°58'30" EAST, 164.29 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 26) SOUTH 63°47'50" EAST, A DISTANCE OF 24.36 FEET; THENCE NORTH 53°47'54" EAST, A DISTANCE OF 45.32 FEET; THENCE NORTH 58°51'23" EAST, A DISTANCE OF 112.50 FEET; THENCE NORTH 31°26'33" WEST, 18.50' BY DEED PER O.R.B. 12422, PAGE 350) TO A POINT ON A CURVE TO THE LEFT, SAID POINT ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF EDGEWATER CROSSING DRIVE (RIGHT-OF-WAY VARIES), ACCORDING TO THE PLAT OF GRAVEN ROAD AT EDGEWATER, AS RECORDED IN PLAT BOOK 62, PAGE 83 OF THE AFORESAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF EDGEWATER CROSSING DRIVE THE FOLLOWING 11 COURSES:

OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°16'54", AN ARC DISTANCE
 OF 57.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND
 DISTANCE OF NORTH 33°25'00" EAST, 55.23 FEET TO THE POINT OF REVERSE
 CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE
 SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE (COURSE 2)
 ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE
 OF 72°38'20", AN ARC DISTANCE OF 63.39 FEET, SAID ARC BEING SUBTENDED BY A
 CHORD BEARING AND DISTANCE OF NORTH 44°35'43" EAST, 59.23 FEET TO THE
 POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE
 BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 123.27 FEET; THENCE
 (COURSE 3) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A
 CENTRAL ANGLE OF 8°29'21", AN ARC DISTANCE OF 18.26 FEET, SAID ARC BEING
 SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°09'33" EAST,
 18.25 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 4) NORTH 89°24'14"
 EAST, A DISTANCE OF 60.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO
 THE RIGHT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS
 OF 50.00 FEET; THENCE (COURSE 5) ALONG AND AROUND THE ARC OF SAID
 CURVE, THROUGH A CENTRAL ANGLE OF 16°01'22", AN ARC DISTANCE OF 13.98
 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF
 SOUTH 82°35'05" EAST, 13.94 FEET TO THE POINT OF TANGENCY; THENCE (COURSE
 6) SOUTH 74°34'24" EAST, A DISTANCE OF 86.48 FEET TO THE POINT OF
 CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
 NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE (COURSE 7) ALONG
 AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF
 9°04'20", AN ARC DISTANCE OF 7.92 FEET, SAID ARC BEING SUBTENDED BY A
 CHORD BEARING AND DISTANCE OF SOUTH 79°06'34" EAST, 7.91 FEET TO THE
 POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING
 CONCAVE SOUTHERLY AND HAVING A RADIUS OF 657.50 FEET; THENCE (COURSE
 8) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE
 OF 4°42'45", AN ARC DISTANCE OF 54.08 FEET, SAID ARC BEING SUBTENDED BY A
 CHORD BEARING AND DISTANCE OF SOUTH 81°17'22" EAST, 54.06 FEET TO THE
 POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE
 BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 33.50 FEET;
 THENCE (COURSE 9) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A
 CENTRAL ANGLE OF 79°13'32", AN ARC DISTANCE OF 46.32 FEET, SAID ARC BEING
 SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°19'13" EAST,
 42.72 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 10) SOUTH 00°17'33"
 WEST, A DISTANCE OF 5.93 FEET TO THE POINT OF CURVATURE OF A CURVE TO
 THE LEFT SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A
 RADIUS OF 45.00 FEET; THENCE (COURSE 11) ALONG AND AROUND THE ARC OF
 SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°03'45", AN ARC DISTANCE OF
 14.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE
 OF SOUTH 08°44'19" EAST, 14.13 FEET TO A NON-TANGENT POINT, SAID POINT
 BEARING SOUTH 72°13'48" WEST, 45.00 FEET FROM A RADIUS POINT ON CRAVEN
 ROAD AS SHOWN ON SAID PLAT; THENCE SOUTH 30°22'12" WEST, A DISTANCE OF
 216.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID

CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC DISTANCE OF 179.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°22'12" WEST, 179.54 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 20°22'12" WEST, A DISTANCE OF 193.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 380.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°32'24", AN ARC DISTANCE OF 242.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°05'59" WEST, 238.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 16°10'13" EAST, A DISTANCE OF 149.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 85.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°13'58", AN ARC DISTANCE OF 83.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°56'46" WEST, 80.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 74.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 262°03'22", AN ARC DISTANCE OF 338.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°02'04" EAST, 111.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°49'25", AN ARC DISTANCE OF 45.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°04'55" WEST, 44.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 16°10'13" WEST, A DISTANCE OF 205.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 320.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°32'24", AN ARC DISTANCE OF 204.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°05'59" EAST, 200.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20°22'12" EAST, A DISTANCE OF 193.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC DISTANCE OF 169.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°22'12" EAST, 169.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 30°22'12" EAST, A DISTANCE OF 216.36 FEET TO A POINT OF CUSP ON THE EASTERLY RIGHT OF WAY LINE OF CRAVEN ROAD (RIGHT OF WAY VARIES) ACCORDING TO SAID PLAT, AS RECORDED IN AFORESAID PLAT BOOK 62, PAGE 83 OF SAID PUBLIC RECORDS, SAID POINT BEARING SOUTH 11°23'26" EAST, 45.00 FEET FROM A RADIUS POINT ON CRAVEN ROAD AS SHOWN ON SAID PLAT; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID CRAVEN ROAD THE FOLLOWING 6 COURSES:

(COURSE 1) CONTINUE ALONG SAID CURVE, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°49'58", AN ARC DISTANCE OF 57.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°11'35" EAST, 53.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE (COURSE 2) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°17'12", AN ARC DISTANCE OF 8.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°25'12" EAST, 8.38 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 290.00 FEET; THENCE (COURSE 3) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°41'37", AN ARC DISTANCE OF 140.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°13'00" EAST, 138.81 FEET TO THE POINT OF TANGENCY; THENCE (COURSE 4) NORTH 02°37'48" WEST, A DISTANCE OF 996.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 221.60 FEET; THENCE (COURSE 5) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°47'42", AN ARC DISTANCE OF 150.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°01'40" WEST, 147.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 153.96 FEET; THENCE (COURSE 6) ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°52'59", AN ARC DISTANCE OF 74.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°29'01" WEST, 74.19 FEET TO A NON-TANGENT POINT ON THE WESTERLY LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10646 PAGE 1775; THENCE NORTH 02°38'00" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 187.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SUNBEAM ROAD, (80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING TWO COURSES:

THENCE (COURSE 1) NORTH 89°35'42" EAST, A DISTANCE OF 380.87 FEET; THENCE (COURSE 2) NORTH 88°47'07" EAST, A DISTANCE OF 813.50 FEET TO THE NORTHWEST CORNER OF PEGGYVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 11 OF THE AFORESAID PUBLIC RECORDS; THENCE SOUTH 02°42'10" EAST, ALONG THE WEST LINE OF SAID PEGGYVILLE, A DISTANCE OF 1325.14 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 04°14'00" EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1299.54 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 02°48'16" EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, A DISTANCE OF 970.35

FEET; THENCE SOUTH 46°59'31" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON
 A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND
 HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND AROUND THE ARC OF
 SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°22'01", AN ARC DISTANCE OF
 59.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE
 OF SOUTH 21°49'28" EAST, 57.82 FEET TO THE POINT OF TANGENCY; THENCE
 SOUTH 00°38'28" EAST, A DISTANCE OF 5.52 FEET TO THE POINT OF CURVATURE
 OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHWESTERLY
 AND HAVING A RADIUS OF 65.00 FEET; THENCE ALONG AND AROUND THE ARC
 OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 117°25'14", AN ARC DISTANCE
 OF 133.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND
 DISTANCE OF SOUTH 58°04'09" WEST, 111.09 FEET TO THE POINT OF REVERSE
 CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
 SOUTHEASTERLY AND HAVING A RADIUS OF 62.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 117°26'23",
 AN ARC DISTANCE OF 127.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF SOUTH 58°03'35" WEST, 105.98 FEET TO THE POINT OF
 TANGENCY; THENCE SOUTH 00°39'37" EAST, A DISTANCE OF 23.45 FEET TO THE
 POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE
 NORTHWESTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°36'48",
 AN ARC DISTANCE OF 133.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF SOUTH 47°08'47" WEST, 118.54 FEET TO THE POINT OF
 REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
 SOUTHERLY AND HAVING A RADIUS OF 1135.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°34'30",
 AN ARC DISTANCE OF 209.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF SOUTH 89°39'56" WEST, 209.19 FEET TO THE POINT OF
 TANGENCY; THENCE SOUTH 84°22'41" WEST, A DISTANCE OF 90.03 FEET TO THE
 POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
 SOUTHERLY AND HAVING A RADIUS OF 320.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°56'37", AN
 ARC DISTANCE OF 16.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF SOUTH 82°54'22" WEST, 16.44 FEET TO THE POINT OF
 TANGENCY; THENCE SOUTH 81°26'04" WEST, A DISTANCE OF 119.89 FEET TO THE
 POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE
 NORTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°29'46",
 AN ARC DISTANCE OF 16.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF SOUTH 89°10'57" WEST, 16.18 FEET TO THE POINT OF
 TANGENCY; THENCE NORTH 83°04'10" WEST, A DISTANCE OF 160.69 FEET TO THE
 POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
 SOUTHERLY AND HAVING A RADIUS OF 1190.00 FEET; THENCE ALONG AND
 AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°36'40",
 AN ARC DISTANCE OF 261.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING AND DISTANCE OF NORTH 89°22'30" WEST, 261.40 FEET TO THE POINT OF

REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND
AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°30'55",
AN ARC DISTANCE OF 136.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD
BEARING AND DISTANCE OF NORTH 46°55'23" WEST, 120.31 FEET TO THE POINT OF
REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
WESTERLY AND HAVING A RADIUS OF 1720.00 FEET; THENCE ALONG AND
AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°51'19", AN
ARC DISTANCE OF 115.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD
BEARING AND DISTANCE OF NORTH 00°05'35" WEST, 115.71 FEET TO THE POINT OF
TANGENCY; THENCE NORTH 02°01'14" WEST, A DISTANCE OF 107.15 FEET TO THE
POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
WESTERLY AND HAVING A RADIUS OF 1720.00 FEET; THENCE ALONG AND
AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°40'07", AN
ARC DISTANCE OF 110.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD
BEARING AND DISTANCE OF NORTH 03°51'18" WEST, 110.11 FEET TO THE POINT OF
REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE
SOUTHEASTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND
AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°48'19",
AN ARC DISTANCE OF 144.94, SAID ARC BEING SUBTENDED BY A CHORD
BEARING AND DISTANCE OF NORTH 46°12'48" EAST, 125.91 FEET TO THE POINT OF
TANGENCY; THENCE SOUTH 81°53'02" EAST, A DISTANCE OF 50.86 FEET TO THE
POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE ALONG AND
AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°20'19",
AN ARC DISTANCE OF 67.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD
BEARING AND DISTANCE OF NORTH 88°26'48" EAST, 67.18 FEET TO THE POINT OF
TANGENCY; THENCE NORTH 78°46'39" EAST, A DISTANCE OF 20.13 FEET TO THE
POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE
SOUTHERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND
AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°19'58",
AN ARC DISTANCE OF 25.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD
BEARING AND DISTANCE OF NORTH 87°56'38" EAST, 25.49 FEET TO THE POINT OF
REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE
NORTHERLY AND HAVING A RADIUS OF 280.00 FEET; THENCE ALONG AND
AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°14'36",
AN ARC DISTANCE OF 113.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD
BEARING AND DISTANCE OF NORTH 85°29'19" EAST, 112.81 FEET TO A POINT OF
TANGENCY; THENCE NORTH 73°52'01" EAST, A DISTANCE OF 13.91 FEET; THENCE
NORTH 00°00'44" WEST, A DISTANCE OF 157.00 FEET TO A POINT ON A CURVE TO
THE LEFT, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A
RADIUS OF 32.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE,
THROUGH A CENTRAL ANGLE OF 51°19'04", AN ARC DISTANCE OF 28.66 FEET,
SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH
25°38'48" EAST, 27.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°00'44"
WEST, A DISTANCE OF 190.34 FEET; THENCE SOUTH 89°07'54" WEST, A DISTANCE

OF 549.17 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 110.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°58'26", AN ARC DISTANCE OF 34.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°53'35" WEST, 34.37 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 84°52'48" WEST, A DISTANCE OF 143.73 FEET; THENCE NORTH 79°52'55" WEST, A DISTANCE OF 113.79 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID HUNTINGTON FOREST UNIT THREE; THENCE SOUTH 89°13'08" WEST, ALONG THE NORTH LINE OF SAID HUNTINGTON FOREST UNIT THREE, A DISTANCE OF 1126.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 146.218 ACRES, MORE OR LESS.

SUNBEAM HILL GOLF COURSE, PARCEL 2

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, HUNTINGTON FOREST, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 95 AND 95A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°13'08" EAST, ALONG THE NORTH LINE OF SAID HUNTINGTON FOREST, UNIT THREE, A DISTANCE OF 1186.76 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID HUNTINGTON FOREST, UNIT THREE, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 02°21'17" EAST, ALONG THE EAST LINE OF SAID HUNTINGTON FOREST, UNIT THREE AND CONTINUE ALONG THE EAST LINE OF HUNTINGTON FOREST, UNIT FOUR AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGES 43 AND 43A OF SAID PUBLIC RECORDS, A DISTANCE OF 1325.40 FEET TO THE SOUTHEAST CORNER OF LOT 30, HUNTINGTON FOREST, UNIT FOUR AND A POINT ON THE NORTH LINE OF HUNTINGTON FOREST, UNIT FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGES 38 AND 38A, ALSO BEING THE SOUTH LINE OF OFFICIAL RECORDS BOOK 10646, PAGE 1775 OF SAID PUBLIC RECORDS; THENCE NORTH 89°21'32" EAST, ALONG THE NORTH LINE OF SAID HUNTINGTON FOREST, UNIT FIVE, AND CONTINUE ALONG THE NORTH LINE OF HUNTINGTON FOREST, UNIT SIX AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGES 49, 49A AND 49B, AND HUNTINGTON FOREST, UNIT SEVEN AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGES 35, 35A AND 35B, A DISTANCE OF 1332.70 FEET TO THE NORTHEAST CORNER OF LOT 5, SAID HUNTINGTON FOREST, UNIT SEVEN; THENCE NORTH 89°32'18" EAST, ALONG THE SOUTH LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10646, PAGE 1775, A DISTANCE OF 1337.47 FEET TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF

SECTION 33; THENCE NORTH 02°48'16" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, A DISTANCE OF 767.17 FEET; THENCE SOUTH 89°21'32" WEST, A DISTANCE OF 46.04 FEET; THENCE SOUTH 02°48'16" EAST, A DISTANCE OF 309.26 FEET; THENCE SOUTH 85°57'33" WEST, A DISTANCE OF 103.60 FEET; THENCE SOUTH 89°21'32" WEST, A DISTANCE OF 329.76 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°21'04", AN ARC DISTANCE OF 14.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°27'56" WEST, 14.56 FEET TO THE POINT OF TANGENCY; THENCE NORTH 82°17'24" WEST, A DISTANCE OF 24.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°21'04", AN ARC DISTANCE OF 43.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°27'56" WEST, 43.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°21'32" WEST, A DISTANCE OF 44.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 600.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°01'04", AN ARC DISTANCE OF 31.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°51'00" WEST, 31.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 86°20'28" WEST, A DISTANCE OF 30.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°01'04", AN ARC DISTANCE OF 15.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°51'00" WEST, 15.80 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°21'32" WEST, A DISTANCE OF 184.10 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 94.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°21'32" WEST, 84.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°38'28" EAST, A DISTANCE OF 27.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 96°14'52", AN ARC DISTANCE OF 117.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°45'54" EAST, 104.24 FEET TO THE POINT OF TANGENCY; THENCE NORTH 83°06'40" EAST, A DISTANCE OF 13.99 FEET; THENCE SOUTH 06°53'20" EAST, A DISTANCE OF 18.44 FEET TO A NON-TANGENT POINT ON A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 72.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 113°29'30", AN ARC DISTANCE OF 142.62 FEET, SAID ARC BEING

to the Westerly right of way line of said Craven Road and the Point of Beginning; thence South 30°22'12" West, a distance of 216.41 feet to the point of curvature of a curve to the left, said curve being concave Southeasterly and having a radius of 1030.00 feet; thence along and around the arc of said curve, through a central angle of 10°00'00", an arc distance of 179.77 feet, said arc being subtended by a chord bearing and distance of South 25°22'12" West, 179.54 feet to the point of tangency; thence South 20°22'12" West, a distance of 193.02 feet to the point of curvature of a curve to the left, said curve being concave Easterly and having a radius of 380.00 feet; thence along and around the arc of said curve, through a central angle of 36°32'24", an arc distance of 242.34 feet, said arc being subtended by a chord bearing and distance of South 02°05'59" West, 238.26 feet to the point of tangency; thence South 16°10'13" East, a distance of 149.44 feet to the point of curvature of a curve to the right, said curve being concave Westerly and having a radius of 85.00 feet; thence along and around the arc of said curve, through a central angle of 56°13'58", an arc distance of 83.42 feet, said arc being subtended by a chord bearing and distance of South 11°56'46" West, 80.11 feet to the point of reverse curvature of a curve to the left, said curve being concave Northerly and having a radius of 74.00 feet; thence along and around the arc of said curve, through a central angle of 262°03'22", an arc distance of 338.46 feet, said arc being subtended by a chord bearing and distance of North 89°02'04" East, 111.65 feet to the point of reverse curvature of a curve to the right, said curve being concave Northeasterly and having a radius of 100.00 feet; thence along and around the arc of said curve, through a central angle of 25°49'25", an arc distance of 45.07 feet, said arc being subtended by a chord bearing and distance of North 29°04'55" West, 44.69 feet to the point of tangency; thence North 16°10'13" West, a distance of 205.82 feet to the point of curvature of a curve to the right, said curve being concave Easterly and having a radius of 320.00 feet; thence along and around the arc of said curve, through a central angle of 36°32'24", an arc distance of 204.08 feet, said arc being subtended by a chord bearing and distance of North 02°05'59" East, 200.64 feet to the point of tangency; thence North 20°22'12" East, a distance of 193.02 feet to the point of curvature of a curve to the right, said curve being concave Southeasterly and having a radius of 970.00 feet; thence along and around the arc of said curve, through a central angle of 10°00'00", an arc distance of 169.30 feet, said arc being subtended by a chord bearing and distance of North 25°22'12" East, 169.08 feet to the point of tangency; thence North 30°22'12" East, a distance of 216.36 feet to a point of cusp on a curve to the right, said curve being concave Northeasterly and having a radius of 45.00 feet; thence along and around the arc of said curve, through a central angle of 83°37'14", all arc distance of 65.68 feet, said arc being subtended by a chord bearing and distance of North 59°34'49" West, 60.00 feet to a non-tangent point, said point also being the Point of Beginning.