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the Circuit Court

This Instrument Prepared by
and return to:

Heritage Park Community Development District
c/o Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

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

Board of Supervisors¹
Heritage Park Community Development District

Ken Kinnecom
Chairperson

Joyce Cornell
Assistant Secretary

Mark Masley
Vice Chairperson

Ralph Pennington
Assistant Secretary

Teresa van Ellekom
Assistant Secretary

Governmental Management Services, LLC
District Manager
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092
(904) 940-5850

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

¹ This list reflects the composition of the Board of Supervisors as of March 1, 2011. For a current list of Board Members, please contact the District Manager.

TABLE OF CONTENTS

Introduction..... 1

What is the District and how is it governed?..... 1

**What infrastructure improvements does the District provide
and how are the improvements paid for? 2**

Roadways (Onsite and Offsite)..... 3

Water and Sewer Improvements..... 3

Stormwater Management System and Related Facilities 4

Assessments, Fees, and Charges 4

Method of Collection..... 5

Legal Description of District Boundaries EXHIBIT A

HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

Introduction

On behalf of the Board of Supervisors of the Heritage Park Community Development District ("District"), the following information is provided to give you a description of the District's services, the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, the planning, design, acquisition, construction, installation and equipping of onsite and offsite roadways, stormwater management system, water and sewer facilities and landscaping and irrigation improvements.

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

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

What is the District and how is it governed?

The District is an independent local unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by Ordinance No. 2004-01, adopted by the St. Johns County Board of County Commissioners and effective on January 12, 2004. The District currently encompasses approximately Three Hundred Ninety-Two (392) acres of land located entirely within unincorporated St. Johns County, Florida. The legal description of the District's boundaries is attached hereto as Exhibit A. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State of Florida ("State") and citizens of the United States. Within ninety (90) days of appointment of the initial Board, the Supervisors were required to be elected on an at-large basis by the owners of the property within the District. Each landowner is entitled to one (1) vote for each acre of land owned by him or her and located within the District (with

fractions thereof rounded upward to the nearest whole number). The two (2) Supervisor candidates receiving the highest number of votes were elected to four (4) year terms, and the three (3) Supervisor candidates receiving the next-highest number of votes were elected to two (2) year terms. Thereafter, elections have been, and must be, held every two (2) years in November.

Six (6) years after the initial appointment of Supervisors and once the District attained a minimum of two hundred and fifty (250) qualified electors, the positions of two (2) Supervisors whose terms expired were filled by qualified electors of the District. A "qualified elector" in this instance is an individual at least eighteen (18) years of age who is registered to vote in St. Johns County, is a legal resident of the District and of the State, and a citizen of the United States. The remaining Supervisor whose term was expiring was elected for a four (4) year term by the landowners within the District and was not required to be a qualified elector. Thereafter, as terms expire, all Supervisors shall be qualified electors elected by qualified electors of the District, and shall serve four (4) year terms with staggered expiration dates.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all members of the Board shall be elected by qualified electors of the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four (4) year terms with staggered expiration dates in the manner set forth in the Act.

Board meetings are noticed as required by Florida law and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

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

The public infrastructure necessary to support the District's development program includes master infrastructure improvements. These master infrastructure improvements include, but are not limited to, the following: onsite and offsite roadways, stormwater management system, water and sewer facilities and landscaping and irrigation improvements. Each of these infrastructure improvements is more fully detailed below.

These public infrastructure improvements were funded in part by the District's sale of bonds. On March 29, 2004, the Circuit Court of the Seventh Judicial Circuit in and for St. Johns County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$25,000,000 in Special Assessment Bonds for the infrastructure needs of the District. On June 21, 2004, the District issued its Heritage Park Community Development District (St. Johns County, Florida) Special Assessment Bonds, Series 2004A, in the amount of \$5,900,000 ("Series 2004A Bonds"). Proceeds of the Series 2004A Bonds were

used to finance approximately \$4,646,518 of the cost to plan, acquire, construct or reconstruct, enlarge, extend and/or equip master infrastructure improvements.

To plan the infrastructure improvements necessary for the District, the District Engineer prepared and the District adopted an Engineer's Report dated March 19, 2004 and revised June 11, 2004 (the "Improvement Plan"), which details the improvements contemplated for construction or acquisition by the District. The Improvement Plan details the improvements intended to be financed with the proceeds of the Series 2004A Bonds. Copies of the Improvement Plan, as revised, are available for review in the District's public records.

Roadways (Onsite and Offsite)

In accordance with the Improvement Plan, the District has designed, constructed and/or acquired certain roadway improvements within and adjacent to the boundaries of the District, including, but not limited to the interior roads of Heritage Park Drive, Hefferon Drive and the intersections of these roads with Woodlawn Road. Construction and/or acquisition of the roadway improvements include, but are not limited to, the underlying right-of-way and sidewalks.

The improvements set forth in this section have been completed by the District. The roadway improvements, including the sidewalks, have been conveyed to St. Johns County for ownership, operation and maintenance.

Water and Sewer Improvements

The District designed, permitted, constructed, installed and/or acquired sewer force mains, water mains, lift stations and appurtenances thereto including electrical infrastructure, which connect to individual parcels and return the water and sewer to Woodlawn Road. For sewer service, the District installed three (3) primary lift stations that pump via a force main back to sewer lines along Woodlawn Road.

The District has completed construction, installation and/or acquisition of the water and sewer improvements and has conveyed the improvements to the City of St. Augustine for ownership. However, the electrical infrastructure is operated and maintained by Florida Power and Light.

Stormwater Management System and Related Facilities

The District has designed and constructed, installed and/or acquired a stormwater management system consisting of wet detention ponds, inlet structures and pipes, weirs and appurtenances thereto. The District owns stormwater ponds and appurtenances thereto, and is responsible for operation and maintenance of these improvements.

Assessments, Fees, and Charges

The master infrastructure improvements identified in the District's Improvement Plan have been financed by the District through the sale of its Series 2004A Bonds. The amortization schedule for the Series 2004A Bonds is available for review in the District's public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefiting property. A copy of the District's Final Special Assessment Allocation Report is available for review in the District's public records.

The Series 2004A Bonds and associated interest are payable from and secured by non-ad valorem or special assessments against those lands within the District that benefit from the design, construction and/or acquisition of the District's Improvement Plan ("Debt Assessments"). The Debt Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Debt Assessments were levied in accordance with the District's assessment methodology and represent an allocation of the costs of the Improvement Plan to those lands benefiting from the Improvement Plan.

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

The allocation of assessments securing the Series 2004A Bonds is set forth below:

| Product | Per Unit Total Principal at Bond Issuance (1) | Per Unit Annual Assessment (2) |
|-------------------|------------------------------------------------------|---------------------------------------|
| Multi Family | \$4,025 | \$319 |
| Single Family 53' | \$8,049 | \$639 |
| Single Family 63' | \$9,659 | \$766 |
| Single Family 75' | \$11,269 | \$894 |
| Single Family 85' | \$12,879 | \$1,022 |

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and assessments calculated on a per unit basis. Unit owners interested in repaying the principal in full should contact the District Manager in order to determine the principal amount allocated to any individual parcel.

(2) Includes principal, interest and collection costs.

Method of Collection

The District’s Debt Assessments and operation and maintenance assessments may appear on that portion of the annual real estate tax bill entitled “non-ad valorem assessments,” and, if so, will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the Debt Assessments and operation and maintenance assessments directly.

This description of the District’s operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please write to: Heritage Park Community Development District, c/o District Manager, 475 West Town Place, Suite 114 World Golf Village, St. Augustine, Florida 32092; or call: (904) 940-5850.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District’s public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District’s activities and in

accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[Remainder of Page Intentionally Left Blank]

COPY

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Heritage Park Community Development District has been executed as of the 13 day of April, 2011, and recorded in the Official Records of St. Johns County, Florida.

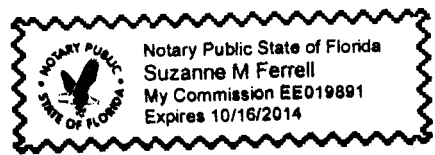
COO COUNTY
HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT
By: [Signature]
Chairperson/Vice Chairperson.
Kenneth K. Kinnecom
[Signature]
Witness

[Signature]
Witness
TERRI TENORE
Print Name

[Signature]
Witness
Hollie Stinson
Print Name

STATE OF FLORIDA
COUNTY OF ST. Johns

The foregoing instrument was acknowledged before me this 13th day of April, 2011, by Kenneth K. Kinnecom of the Heritage Park Community Development District, who [] is personally known to me or who [] has produced FL-DL K525-511-40-010-0 as identification, and did not take the oath.



[Signature]
Notary Public, State of Florida
Print Name: Suzanne M. Ferrell
Commission No.: EE019891
My Commission Expires: 10/16/2014

EXHIBIT A

COPY

A PARCEL OF LAND LYING IN SECTION 3, 51, & 57, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 52, TOWNSHIP 7 SOUTH, RANGE 28 EAST, RUN THENCE NORTH $83^{\circ}52'24''$ EAST ALONG THE NORTH LINE OF SECTION 51 A DISTANCE OF 253.35 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF WOODLAWN SUBDIVISION AS RECORDED IN MAP BOOK 4, PAGE 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 216, PAGE 134 OF SAID COUNTY AS CLAIMED BY GERALD E. AND DIANE MILLS; THENCE SOUTH $00^{\circ}52'20''$ WEST ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 216, PAGE 134 A DISTANCE OF 495.50 FEET TO A $4' \times 4'$ CONCRETE MONUMENT STAMPED 1984; THENCE CONTINUING SOUTH $00^{\circ}52'20''$ WEST ALONG SAID WEST LINE OF SAID LANDS A DISTANCE OF 0.43 FEET TO A VERY OLD $1/2'$ IRON PIPE WITH NO IDENTIFICATION BEING THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 216, PAGE 134 AS CLAIMED BY GERALD E. AND DIANE MILLS; THENCE SOUTH $63^{\circ}43'04''$ EAST A DISTANCE OF 103 FEET MORE OR LESS TO THE RUN OF RED HOUSE BRANCH; THENCE MEANDER THE RUN OF RED HOUSE BRANCH IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 1100 FEET MORE OR LESS TO THE EXTENSION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 137, PAGE 248; THENCE SOUTH $01^{\circ}41'25''$ WEST ALONG SAID WEST LINE A DISTANCE OF 2102 FEET MORE OR LESS TO THE SOUTH LINE OF THE DELESPINE GRANT; THENCE SOUTH $75^{\circ}58'21''$ WEST ALONG SAID SOUTH LINE A DISTANCE OF 578.32 FEET TO THE EAST LINE OF AN EASEMENT AS DESCRIBED IN DEED BOOK 247, PAGE 331; THENCE NORTH $00^{\circ}57'54''$ EAST ALONG SAID EAST LINE A DISTANCE OF 533.38 FEET TO THE NORTHERLY LINE OF AN EASEMENT AS DESCRIBED IN DEED BOOK 248, PAGE 613; THENCE SOUTH $73^{\circ}53'53''$ WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 2800.97 FEET TO THE INTERSECTION OF THE EXTENSION OF THE WEST LINE OF PONCE DE LEON HEIGHTS SUBDIVISION AS RECORDED IN MAP BOOK 3 PAGE 73; THENCE SOUTH $00^{\circ}43'00''$ WEST ALONG SAID WEST LINE A DISTANCE OF 360.68 FEET TO THE CENTER LINE OF OAKLAND AVENUE; THENCE NORTH $80^{\circ}37'43''$ WEST ALONG THE EXTENSION OF THE CENTERLINE OF OAKLAND AVENUE A DISTANCE OF 30.00 FEET TO A BOUNDARY LINE AS AGREED UPON ACCORDING TO OFFICIAL RECORDS BOOK 308 PAGE 63; THENCE NORTH $35^{\circ}41'51''$ WEST ALONG SAID LINE A DISTANCE OF 774.47 FEET TO THE WEST LINE OF SECTION 51; THENCE NORTH $00^{\circ}33'37''$ EAST ALONG SAID LINE A DISTANCE OF 168.88 FEET; THENCE NORTH $51^{\circ}52'08''$ EAST ALONG THE NORTHWESTERLY LINE OF SAID SECTION 51 A DISTANCE OF 1508.70 FEET TO THE SOUTHEASTERLY CORNER OF SECTION 57; THENCE NORTH $80^{\circ}24'38''$ WEST ALONG THE SOUTH LINE OF SECTION 57 A DISTANCE OF 1710.87 FEET; THENCE NORTH $32^{\circ}28'54''$ WEST ALONG THE WESTERLY LINE OF SECTION 57 A DISTANCE OF 887.81 FEET TO THE NORTHEASTERLY CORNER OF SECTION 3; THENCE SOUTH $01^{\circ}20'28''$ WEST ALONG THE EAST LINE OF SAID SECTION 3 A DISTANCE OF 147.05 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH $01^{\circ}20'28''$ WEST, A DISTANCE OF 94.88 FEET TO THE NORTHWESTERLY MAINTAINED RIGHT-OF-WAY OF WOODLAWN AVENUE; THENCE NORTH $32^{\circ}28'38''$ WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 2,123.07 FEET TO A POINT OF CURVATURE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 238.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $122^{\circ}50'38''$ AN ARC DISTANCE OF 503.85 FEET TO THE POINT OF TANGENCY AND THE SOUTHERLY RIGHT OF WAY LINE OF WOODLAWN ROAD, AS RECORDED IN DEED BOOK 78, PAGE 238 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $28^{\circ}58'48''$ EAST, 412.74 FEET; THENCE SOUTH $88^{\circ}35'52''$ EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8,078.97 FEET TO THE EAST LINE OF SAID SECTION 51; THENCE SOUTH $04^{\circ}08'00''$ EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 100.35 FEET; THENCE NORTH $88^{\circ}35'52''$ WEST, A DISTANCE OF 882.08 FEET TO A POINT OF CURVATURE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 11,575.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $05^{\circ}08'33''$ AN ARC DISTANCE OF 1,042.28 FEET TO A POINT OF REVERSE CURVATURE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 11,425.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $87^{\circ}01'05''$ WEST, 1,041.83 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $107^{\circ}19'07''$ AN ARC DISTANCE OF 2,057.58 FEET TO A POINT OF REVERSE CURVATURE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 11,575.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $88^{\circ}35'52''$ WEST, 2054.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $05^{\circ}08'33''$, AN ARC DISTANCE OF 1,042.28 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $87^{\circ}48'21''$ WEST, 1,041.83 FEET; THENCE NORTH $88^{\circ}35'52''$ WEST, A DISTANCE OF 954.74 FEET; THENCE SOUTH $45^{\circ}24'08''$ WEST, A DISTANCE OF 108.07 FEET; THENCE SOUTH $00^{\circ}24'08''$ WEST, A DISTANCE OF 174.07 FEET TO A POINT OF CURVATURE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 945.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $32^{\circ}53'21''$ AN ARC DISTANCE OF 542.45 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $18^{\circ}02'32''$ EAST, 535.04 FEET; THENCE SOUTH $32^{\circ}28'13''$ EAST, A DISTANCE OF 1,413.82 FEET TO SAID EAST LINE OF SECTION 3 AND THE POINT OF BEGINNING.

CONTAINING 638,997 SQUARE FEET OR 14.89 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: PROPOSED REMAINDER PARCEL

A PARCEL OF LAND LYING IN SECTION 3, 51, & 57, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SECTION 52, TOWNSHIP 7 SOUTH, RANGE 29 EAST, THENCE NORTH $83^{\circ}52'24''$ EAST ALONG THE NORTH LINE OF SECTION 51, A DISTANCE OF 253.35 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF WOODLAWN SUBDIVISION AS RECORDED IN MAP BOOK 4, PAGE 20 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 218, PAGE 134 OF SAID COUNTY AS CLAIMED BY GERALD E. AND DIANE MILLS; THENCE SOUTH $00^{\circ}52'20''$ WEST ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 218, PAGE 134 A DISTANCE OF 495.50 FEET TO A $4'' \times 4''$ CONCRETE MONUMENT STAMPED #894; THENCE CONTINUING SOUTH $00^{\circ}52'20''$ WEST ALONG SAID WEST LINE OF SAID LANDS A DISTANCE OF 8.43 FEET TO A VERY OLD $1/2''$ IRON PIPE WITH NO IDENTIFICATION BEING THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 218, PAGE 134 AS CLAIMED BY GERALD E. AND DIANE MILLS; THENCE SOUTH $63^{\circ}43'04''$ EAST A DISTANCE OF 103 FEET MORE OR LESS TO THE RUN OF RED HOUSE BRANCH; THENCE MEANDER THE RUN OF RED HOUSE BRANCH IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 1100 FEET MORE OR LESS TO THE EXTENSION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 137, PAGE 248; THENCE SOUTH $01^{\circ}41'25''$ WEST ALONG SAID WEST LINE A DISTANCE OF 2102 FEET MORE OR LESS TO THE SOUTH LINE OF THE DELESPINE GRANT; THENCE SOUTH $75^{\circ}59'21''$ WEST ALONG SAID SOUTH LINE A DISTANCE OF 578.32 FEET TO THE EAST LINE OF AN EASEMENT AS DESCRIBED IN DEED BOOK 247, PAGE 331; THENCE NORTH $00^{\circ}57'54''$ EAST ALONG SAID EAST LINE A DISTANCE OF 533.38 FEET TO THE NORTHERLY LINE OF AN EASEMENT AS DESCRIBED IN DEED BOOK 248, PAGE 613; THENCE SOUTH $73^{\circ}53'53''$ WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 2800.97 FEET TO THE INTERSECTION OF THE EXTENSION OF THE WEST LINE OF PONCE DE LEON HEIGHTS SUBDIVISION AS RECORDED IN MAP BOOK 3 PAGE 73; THENCE SOUTH $00^{\circ}43'00''$ WEST ALONG SAID WEST LINE A DISTANCE OF 360.68 FEET TO THE CENTER LINE OF OAKLAND AVENUE; THENCE NORTH $89^{\circ}37'43''$ WEST ALONG THE EXTENSION OF THE CENTERLINE OF OAKLAND AVENUE A DISTANCE OF 30.00 FEET TO A BOUNDARY LINE AS AGREED UPON ACCORDING TO OFFICIAL RECORDS BOOK 308 PAGE 83; THENCE NORTH $35^{\circ}41'51''$ WEST ALONG SAID LINE A DISTANCE OF 774.47 FEET TO THE WEST LINE OF SECTION 51; THENCE NORTH $00^{\circ}33'37''$ EAST ALONG SAID LINE A DISTANCE OF 168.88 FEET; THENCE NORTH $51^{\circ}52'08''$ EAST ALONG THE NORTHWESTERLY LINE OF SAID SECTION 51 A DISTANCE OF 1508.70 FEET TO THE SOUTHEASTERLY CORNER OF SECTION 57; THENCE NORTH $89^{\circ}24'38''$ WEST ALONG THE SOUTH LINE OF SECTION 57 A DISTANCE OF 1,710.87 FEET; THENCE NORTH $32^{\circ}26'34''$ WEST ALONG THE WESTERLY LINE OF SECTION 57, A DISTANCE OF 897.81 FEET TO THE NORTHEASTERLY CORNER OF SECTION 3; THENCE SOUTH $01^{\circ}20'29''$ WEST ALONG THE EAST LINE OF SAID SECTION 3 A DISTANCE OF 147.05 FEET; THENCE NORTH $32^{\circ}29'13''$ WEST, A DISTANCE OF 1,413.62 FEET TO A POINT OF CURVATURE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 945.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $32^{\circ}53'21''$ AN ARC DISTANCE OF 542.45 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $16^{\circ}02'32''$ WEST, 535.04 FEET; THENCE NORTH $00^{\circ}24'08''$ EAST, A DISTANCE OF 174.07 FEET; THENCE NORTH $45^{\circ}24'08''$ EAST, A DISTANCE OF 108.07 FEET; THENCE SOUTH $89^{\circ}35'52''$ EAST, A DISTANCE OF 954.74 FEET TO A POINT OF CURVATURE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 11,575.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $05^{\circ}08'33''$ AN ARC DISTANCE OF 1,042.28 FEET TO A POINT OF REVERSE CURVATURE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 11,425.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $87^{\circ}49'21''$ EAST, 1,041.93 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $10^{\circ}19'07''$ AN ARC DISTANCE OF 2,057.55 FEET TO A POINT OF REVERSE CURVATURE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 11,575.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $89^{\circ}35'52''$ WEST, 2,054.77 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $05^{\circ}08'33''$ AN ARC DISTANCE OF 1,042.28 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $87^{\circ}01'05''$ EAST, 1,041.93 FEET; THENCE SOUTH $89^{\circ}35'52''$ EAST, A DISTANCE OF 882.05 FEET TO THE EAST LINE OF SAID SECTION 51; THENCE SOUTH $04^{\circ}06'00''$ EAST, ALONG SAID EAST LINE, A DISTANCE OF 301.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,431,843 SQUARE FEET OR 377 ACRES, MORE OR LESS.