

Course No. 2: run thence southwesterly, along and around the arc of a curve, concave southerly, and having a radius of 50.00 feet, through a central angle of $71^{\circ}44'07''$ to the left, an arc distance of 62.60 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $82^{\circ}04'40''$ West, 58.59 feet;

Course No. 3: run thence, South $46^{\circ}12'36''$ West, along last said tangency, a distance of 297.15 feet, to a point;

Course No. 4: run thence, North $64^{\circ}16'24''$ West, a distance of 149.45 feet, to a point;

Course No. 5: run thence, North $46^{\circ}01'50''$ East, a distance of 377.74 feet, to a point;

Course No. 6: run thence, North $43^{\circ}38'06''$ East, a distance of 144.51 feet, to a point;

Course No. 7: run thence, North $33^{\circ}25'24''$ East, a distance of 35.98 feet, to a point;

Course No. 8: run thence, North $69^{\circ}09'18''$ West, a distance of 91.66 feet, to a point;

Course No. 9: run thence, North $25^{\circ}27'24''$ East, a distance of 142.66 feet, to a point;

Course No. 10: run thence, North $43^{\circ}57'15''$ East, a distance of 57.69 feet, to a point;

Course No. 11: run thence, North $11^{\circ}15'00''$ East, a distance of 25.00 feet, to a point;

Course No. 12: run thence, North $79^{\circ}03'58''$ West, a distance of 27.28 feet, to a point;

Course No. 13: run thence, North $10^{\circ}56'02''$ East, a distance of 17.72 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 14: run thence northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 25.00 feet, through a central angle of $97^{\circ}31'32''$ to the left, an arc distance of 42.55 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $37^{\circ}49'44''$ West, 37.60 feet;

Course No. 15: run thence, North $86^{\circ}35'30''$ West, along last said tangency, a distance of 38.41 feet, to a point;

Course No. 16: run thence, North $52^{\circ}51'56''$ East, a distance of 65.64 feet, to a point;

Course No. 17: run thence, South $75^{\circ}46'44''$ East, a distance of 50.75 feet, to a point;

Course No. 18: run thence, North $57^{\circ}24'33''$ East, a distance of 34.90 feet, to the point of curvature, of a curve leading northerly;

Course No. 19: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 20.00 feet, through a central angle of $63^{\circ}16'24''$ to the left, an arc distance of 22.09 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $25^{\circ}46'21''$ East, 20.98 feet;

Course No. 19: run thence, North 05°51'51" West, along last said tangency, a distance of 49.19 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 20: run thence northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 20.00 feet, through a central angle of 64°38'41", an arc distance of 22.57 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 38°11'12" West, 21.39 feet;

Course No. 21: run thence, North 70°30'32" West, along last said tangency, a distance of 59.89 feet;

Course No. 22: run thence, North 61°15'17" West, a distance of 43.50 feet, to a point;

Course No. 23: run thence, North 57°54'44" West, a distance of 57.24 feet, to a point;

Course No. 24: run thence, North 69°57'02" West, a distance of 54.94 feet, to a point;

Course No. 25: run thence, North 54°31'31" West, a distance of 105.93 feet, to a point;

Course No. 26: run thence, North 69°16'29" West, a distance of 74.36 feet, to a point;

Course No. 27: run thence, North 85°42'11" West, a distance of 54.27 feet, to a point;

Course No. 28: run thence, North 74°00'29" West, a distance of 25.50 feet, to a point;

Course No. 29: run thence, North 39°35'13" West, a distance of 39.79 feet, to the point of curvature, of a curve leading westerly;

Course No. 30: run thence westerly, along and around the arc of a curve, being concave southerly, and having a radius of 20.00 feet, through a central angle of 54°50'25" to the left, an arc distance of 19.14 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 67°00'26" West, 18.42 feet;

Course No. 31: run thence, South 85°34'22" West, along last said tangency, a distance of 49.18 feet, to a point;

Course No. 32: run thence, North 76°32'47" West, a distance of 61.55 feet, to a point;

Course No. 33: run thence, North 25°15'01" West, a distance of 57.80 feet, to a point;

Course No. 34: run thence, North 03°19'52" East, a distance of 30.31 feet, to a point;

Course No. 35: run thence, North 57°10'46" East, a distance of 37.08 feet, to a point;

Course No. 36: run thence, North 36°22'57" East, a distance of 51.30 feet, to a point;

Course No. 37: run thence, North 64°49'11" East, a distance of 54.86 feet, to a point;

Course No. 38: run thence, North 51°33'01" East, a distance of 56.52 feet, to a point;

Course No. 39: run thence, South $85^{\circ}33'51''$ East, a distance of 44.63 feet, to the point of curvature, of a curve leading northerly;

Course No. 40: run thence northerly, along and around the arc of a curve, being concave northwesterly, and having a radius of 20.00 feet, through a central angle of $89^{\circ}39'58''$ to the left, an arc distance of 31.30 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $49^{\circ}36'10''$ East, 28.20 feet;

Course No. 41: run thence, North $04^{\circ}46'10''$ East, along last said tangency, a distance of 29.28 feet, to a point;

Course No. 42: run thence, North $51^{\circ}07'26''$ East, a distance of 46.75 feet, to a point;

Course No. 43: run thence, North $75^{\circ}56'25''$ East, a distance of 85.45 feet, to a point;

Course No. 44: run thence, North $84^{\circ}36'51''$ East, a distance of 122.32 feet, to a point;

Course No. 45: run thence, South $87^{\circ}02'14''$ East, a distance of 77.58 feet, to the point of curvature, of a curve leading northeasterly;

Course No. 46: run thence northeasterly, along and around the arc of a curve, being concave northerly, and having a radius of 20.00 feet, through a central angle of $55^{\circ}58'16''$ to the left, an arc distance of 19.54 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $64^{\circ}58'38''$ East, 18.77 feet;

Course No. 47: run thence, North $36^{\circ}59'30''$ East, along last said tangency, a distance of 51.37 feet, to a point;

Course No. 48: run thence, North $77^{\circ}19'55''$ East, a distance of 23.77 feet, to a point;

Course No. 49: run thence, South $45^{\circ}18'27''$ East, a distance of 99.34 feet, to the point of curvature, of a curve leading northeasterly;

Course No. 50: run thence northeasterly, along and around the arc of a curve, being concave northerly, and having a radius of 20.00 feet, through a central angle of $114^{\circ}30'15''$ to the left, an arc distance of 39.97 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $77^{\circ}26'25''$ East, 33.64 feet;

Course No. 51: run thence, North $20^{\circ}11'18''$ East, along last said tangency, a distance of 38.40 feet, to a point;

Course No. 52: run thence, North $03^{\circ}21'10''$ East, a distance of 63.91 feet, to a point;

Course No. 53: run thence, North $56^{\circ}53'28''$ East, a distance of 65.60 feet, to a point;

Course No. 54: run thence, South $73^{\circ}28'38''$ East, a distance of 26.32 feet, to a point;

Course No. 55: run thence, North $82^{\circ}37'42''$ East, a distance of 72.75 feet, to a point;

Course No. 56: run thence, North $52^{\circ}45'31''$ East, a distance of 57.68 feet, to a point;

Course No. 57: run thence, North 65°19'11" East, a distance of 76.69 feet, to a point;

Course No. 58: run thence, North 77°39'44" East, a distance of 49.62 feet, to the point of curvature, of a curve leading northerly;

Course No. 59: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 25.00 feet, through a central angle of 118°37'08" to the left, an arc distance of 51.76 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 18°21'10" East, 43.00 feet;

Course No. 60: run thence, North 40°57'24" West, along last said tangency, a distance of 46.60 feet, to the point of curvature, of a curve leading westerly;

Course No. 61: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 25.01 feet, through a central angle of 66°30'15" to the left, an arc distance of 29.03 feet, to a point of cusp of last said curve, said arc being subtended by a chord bearing and distance of North 74°13'21" West, 27.43 feet;

Course No. 62: run thence, North 17°56'51" West, along last said tangency, a distance of 28.66 feet, to a point;

Course No. 63: run thence, North 56°05'43" East, a distance of 113.15 feet, to a point;

Course No. 64: run thence, South 45°09'37" East, a distance of 37.73 feet, to the point of curvature, of a curve leading easterly;

Course No. 65: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 25.00 feet, through a central angle of 120°17'00" to the left, an arc distance of 52.48 feet, to a point, last said arc being subtended by a chord bearing and distance of North 74°41'53" East, 43.36 feet;

Course No. 66: run thence, North 14°33'23" East, along last said tangency, a distance of 114.32 feet;

Course No. 67: run thence, North 29°49'05" West, a distance of 44.48 feet, to a point;

Course No. 68: run thence, North 10°57'14" East, a distance of 52.73 feet, to a point;

Course No. 69: run thence, North 54°43'50" East, a distance of 46.17 feet, to a point;

Course No. 70: run thence, South 60°18'14" East, a distance of 16.70 feet, to a point;

Course No. 71: run thence, South 24°50'58" East, a distance of 29.22 feet, to a point;

Course No. 72: run thence, South 66°41'19" E, a distance of 538.80 feet, to a point, on the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, and the POINT OF BEGINNING.

The lands thus described contains 29.44 Acres, more or less, in area.

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RiverTown

Library

Legal Description

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

For a Point of Reference, Commence at the intersection of the northerly monumented line of the "Hallowes Tract", situated in the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, with the easterly Right of Way line of "LONGLeAF PARKWAY", as deeded from the St. Joe Company to the Main Street Community Development District in Official Records Book 3271, page 1329, and then deeded from the Main Street Community Development District to St. Johns County, in Official Records Book 3318, page 926, all in the public records of said St. Johns County, Florida, run thence, along the aforesaid easterly Right of Way line of "LONGLeAF PARKWAY", the following four (4) courses and distances:

Course No. 1: run thence, South 12°29'01" West, along last said tangency, a distance of 25.01 feet, to the point of curvature, of a curve leading southerly;

Course No. 2: run thence southerly, along and around the arc of a curve, being concave westerly, and having a radius of 2,265.00 feet, through a central angle of 21°01'35" to the right, an arc distance of 831.21 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 24°43'43" West, 826.55 feet;

Course No. 3: run thence, South 35°10'21" West, along last said tangency, a distance of 1,327.76 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 4: run thence southwesterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 1,135.00 feet, through a central angle of 01°52'43" to the left, an arc distance of 37.21 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of South 34°14'00" West, 37.21 feet.

From the POINT OF BEGINNING thus described, and departing from aforesaid easterly Right of Way line of LONGLeAF PARKWAY, run the following eighteen (18) courses and distances:

Course No. 1: run thence, South 39°31'38" East, a distance of 95.44 feet, to a point;

Course No. 2: run thence, South 20°04'17" East, a distance of 23.59 feet, to a point;

Course No. 3: run thence, South 66°22'21" East, a distance of 55.52 feet, to a point;

Course No. 4: run thence, South 75°38'36" East, a distance of 88.02 feet, to a point;

Course No. 5: run thence, North 44°33'25" East, a distance of 31.09 feet, to a point;

Course No. 6: run thence, South 73°01'28" East, a distance of 32.05 feet, to a point;

Course No. 7: run thence, North 68°20'59" East, a distance of 44.36 feet, to a point;

Course No. 8: run thence, North 34°52'01" East, a distance of 34.02 feet, to a point;

Course No. 9: run thence, North 16°26'59" East, a distance of 63.84 feet, to a point;

Course No. 10: run thence, North 02°50'58" East, a distance of 54.85 feet, to a point;

Course No. 11: run thence, North 19°50'06" East, a distance of 192.04 feet, to a point;

Course No. 12: run thence, South 45°19'40" West, a distance of 220.69 feet, to a point;

Course No. 13: run thence, South 53°28'01" East, a distance of 307.94 feet, to a point;

Course No. 14: run thence South 38°54'02" West, a distance of 262.98 feet, to a point;

Course No. 15: run thence, North 62°26'40" West, a distance of 338.65 feet, to a point;

Course No. 16: run thence, South 66°49'00" West, a distance of 306.09 feet, to a point;

Course No. 17: run thence, South 34°51'36" West, a distance of 94.78 feet, to a point;

Course No. 18: run thence, North 82°10'48" West, a distance of 161.71 feet, to a point on the aforesaid easterly right of way line of "LONGLEAF PARKWAY"; run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 1,135.00 feet, through a central angle of 19°18'49" to the right, an arc distance of 382.59 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of North 23°38'14" East, 380.78 feet.

The lands thus described contains 5.03 Acres, more or less, in area.

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RiverTown
Light Industry Parcel
Legal Description

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

For a Point of Reference, Commence at the most Southwesterly corner of "WHITELOCK FARMS", as shown on the plat thereof, recorded in Map Book 37, pages 80-112 of the Public Records of said St. Johns County, Florida, said point also lying on the easterly line of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, and run thence, South 41°39'57" West, along the aforesaid easterly line of the Francis P. Fatio Grant, Section 39, a distance of 494.76 feet, to the POINT OF BEGINNING.

From the Point of Beginning thus described, run thence, the following twenty-one (21) courses and distances:

Course No. 1: run thence, North 41°27'22" West, a distance of 139.92 feet, to a point;

Course No. 2: run thence, North 31°03'06" West, a distance of 135.98 feet, to a point;

Course No. 3: run thence, North 01°42'41" West, a distance of 131.35 feet, to a point;

Course No. 4: run thence, North 63°55'57" East, a distance of 81.06 feet, to a point;

Course No. 5: run thence, North 78°18'57" East, a distance of 33.28 feet, to a point;

Course No. 6: run thence, North 15°38'52" East, a distance of 23.73 feet, to a point;

Course No. 7: run thence, North 45°20'17" East, a distance of 27.65 feet, to a point;

Course No. 8: run thence, North 08°06'47" West, a distance of 22.12 feet, to a point;

Course No. 9: run thence, North 58°30'40" East, a distance of 58.97 feet, to a point;

Course No. 10: run thence, North 18°46'26" West, a distance of 87.49 feet, to a point;

Course No. 11: run thence, North 14°31'19" West, a distance of 94.61 feet, to a point;

Course No. 12: run thence, North 18°31'54" East, a distance of 59.89 feet, to a point;

Course No. 13: run thence, North 24°34'07" West, a distance of 38.96 feet, to a point;

Course No. 14: run thence, North 15°36'46" West, a distance of 58.75 feet, to a point;

Course No. 15: run thence, North 13°54'08" East, a distance of 74.74 feet, to a point;

Course No. 16: run thence, North 72°36'04" West, a distance of 56.79 feet, to a point;

Course No. 17: run thence, North 23°35'20" West, a distance of 95.90 feet, to a point;

Course No. 18: run thence, South 66°25'13" West, a distance of 370.99 feet, to a point;

Course No. 19: run thence, South 17°44'18" West, a distance of 28.26 feet, to a point;

Course No. 20: run thence, South 45°28'59" West, a distance of 19.46 feet, to a point;

Course No. 21: run thence, South 29°23'32" West, a distance of 26.34 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, as per instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, and run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) courses and distances:

Course No. 1: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of 03°25'40" to the right, an arc distance of 205.51 feet, to the Point of Tangency of last said curve, said arc being subtended by a chord bearing and distance of South 21°52'30" East, 205.48 feet;

Course No. 2: run thence, South 23°35'20" East, along last said tangency, a distance of 781.17 feet, to a point, on the aforesaid easterly line of the Francis P. Fatio Grant, Section 39; run thence, North 41°39'57" East, along last said line, a distance of 171.16 feet, to the POINT OF BEGINNING.

The lands thus described contains 6.38 Acres, more or less, in area.

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RiverTown

Marina Site

Legal Description

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

all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, COMMENCE at the most Northeasterly corner of "REMINGTON PARK", as shown on the plat thereof, recorded in Map Book 7, page 1, of the Public Records of said St. Johns County, Florida, said point also lying on the southerly Right of Way line of STATE ROAD NO. 13, a 100 foot Public Road Right of Way, as per State Road Department Right of Way Map, Project No. 785, and run thence, along the aforesaid Right of Way line of STATE ROAD No. 13, the following five (5) courses and distances:

Course No. 1: run thence, easterly, along and around the arc of a curve, being concave northerly, and having a radius of 1,482.69 feet, through a central angle of 10°53'45" to the left, an arc distance of 281.96 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 83°32'33" East, 281.53 feet;

Course No. 2: run thence, South 88°59'25" East, along last said tangency, a distance of 2,754.72 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 3: run thence, Southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 2,814.90 feet, through a central angle of 42°24'00" to the right, an arc distance of 2,083.08 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 67°47'25" East, 2,035.87 feet;

Course No. 4: run thence, South 46°35'25" East, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve, leading southerly;

Course No. 5: run thence, southerly, along and around the arc of a curve, being concave southwesterly, and having a radius of 1,391.25 feet, through a central angle of 62°09'52" to the right, an arc distance of 1,509.47 feet, to a point on the southerly line of "Popo Point" and the POINT OF BEGINNING., last said arc being subtended by a chord bearing and distance of South 15°30'29" East, 1,436.52 feet.

From the POINT OF BEGINNING thus described, and departing from aforesaid Right of Way line, and running along the boundaries of "Popo Point", run the following three (3) courses and distances:

Course No. 1: run thence, North 79°54'20" West, a distance of 81.54 feet, to a point;

Course No. 2: run thence, North 54°12'02" West, a distance of 299.29 feet, to a point;

Course No. 3: run thence, North 65°34'19" West, a distance of 280.52 feet, to a point hereinafter referred to as Reference Point "A"

Return thence to the afore described POINT OF BEGINNING, and continue along the westerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: continue thence southerly, along and around the arc of the last said curve, being concave southwesterly, and having a radius of 1,391.25 feet, through a central angle of 02°15'34" to the right, an arc distance of 54.87 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of South 14°26'40" West, 55.86 feet.

Course No. 2: run thence, South 15°34'27" West, along last said tangency, a distance of 406.50 feet, to a point; thence, departing from aforesaid STATE ROAD Right of Way line, run the following nine (9) courses and distances:

Course No. 1: run thence, North 69°14'01" West, a distance of 307.80 feet, to a point;

Course No. 2: run thence, South 70°00'09" West, a distance of 121.26 feet, to a point;

Course No. 3: run thence, South 25°56'53" West, a distance of 166.79 feet, to a point;

Course No. 4: run thence, South 64°22'34" West, a distance of 153.10 feet, to a point;

Course No. 5: run thence, South 00°00'00" East, a distance of 51.86 feet, to a point;

Course No. 6: run thence, South 14°06'37" East, a distance of 68.58 feet, to a point;

Course No. 7: run thence, South 39°17'39" West, a distance of 143.00 feet, to a point;

Course No. 8: run thence, South 65°14'59" West, a distance of 152.04 feet, to a point;

Course No. 9: run thence, South 37°24'48" West, a distance of 127.65 feet, to a point, on the "Mean High Water Line" of the St. Johns River; run thence Northerly, along and around the meanderings of the "Mean High Water Line", of the St. Johns River, a distance of 1,313 feet, more or less; to a point which bears South 68°44'57" West, from the afore described Reference Point of Reference, described above; run thence North 68°44'57" East, to the Reference Point "A", a distance of 388.22 feet, and to CLOSE.

The lands thus described 18.35 acres, more or less, in area.

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RiverTown

Office

Legal Description

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

For a Point of Reference, COMMENCE at the intersection of the northerly line of the "RIVERTOWN PUD Boundary", with the westerly Right of Way line of "LONGLEAF PARKWAY", as deeded from the St. Joe Company to the Main Street Community Development District in Official Records Book 3271, page 1329, and then deeded from the Main Street Community Development District to St. Johns County, in Official Records Book 3318, page 926, all in the public records of said St. Johns County, Florida, said point lying on the arc of a curve, leading southerly; run thence, along the aforesaid westerly right of way line of "LONGLEAF PARKWAY", the following three (3) courses and distances:

Course No. 1: run thence, southerly, along and around the arc of a curve, being concave northwesterly, and having a radius of 2,135.00 feet, through a central angle of 20°58'58" to the right, an arc distance of 781.87 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 24°45'09" West, 777.51 feet;

Course No. 2: run thence, South 35°10'21" West, along last said tangency, a distance of 1,327.84 feet, to the point of curvature, of a curve, leading southerly;

Course No. 3: run thence, southerly, along and around the arc of a curve, being concave southeasterly, and having a radius of 1,265.00 feet, through a central angle of 41°33'39" to the left, an arc distance of 917.60 feet, to the POINT OF BEGINNING of said parcel, last said arc being subtended by a chord bearing and distance of South 14°23'32" West, 897.61 feet;

Run thence, departing from aforesaid westerly right of way line, the following twenty-six (26) courses and distances:

Course No. 1: run thence, South 66°51'00" West, a distance of 65.97 feet, to a point;

Course No. 2: run thence, South 00°02'15" East, a distance of 83.71 feet, to a point;

Course No. 3: run thence, South 35°56'30" West, a distance of 27.17 feet, to a point;

Course No. 4: run thence, South 00°48'28" East, a distance of 58.67 feet, to a point;

Course No. 5: run thence, South 18°24'01" East, a distance of 47.05 feet, to a point;

Course No. 6: run thence, South 19°55'18" West, a distance of 30.75 feet, to a point;

Course No. 7: run thence, South 06°16'42" East, a distance of 28.92 feet, to a point;

Course No. 8: run thence, South 14°46'00" West, a distance of 27.90 feet, to a point;

Course No. 9: run thence, South 36°03'53" West, a distance of 123.44 feet, to a point;

Course No. 10: run thence, South 10°33'15" East, a distance of 46.29 feet, to a point;

Course No. 11: run thence, South 11°39'46" West, a distance of 35.89 feet, to a point;

Course No. 12: run thence, South 37°05'50" West, a distance of 61.55 feet, to a point;

Course No. 13: run thence, North 88°04'53" West, a distance of 177.04 feet, to a point;

Course No. 14: run thence, North 00°35'10" West, a distance of 202.84 feet, to a point;

Course No. 15: run thence, North 16°20'03" West, a distance of 63.72 feet, to a point;

Course No. 16: run thence, North 24°49'34" West, a distance of 80.52 feet, to a point;

Course No. 17: run thence, North 23°04'32" East, a distance of 57.35 feet, to a point;

Course No. 18: run thence, North 13°04'55" East, a distance of 46.98 feet, to a point;

Course No. 19: run thence, North 03°23'30" East, a distance of 52.43 feet, to a point;

Course No. 20: run thence, North 15°57'50" West, a distance of 64.18 feet, to a point;

Course No. 21: run thence, North 25°07'14" West, a distance of 39.25 feet, to a point;

Course No. 22: run thence, North 10°34'06" West, a distance of 32.35 feet, to a point;

Course No. 23: run thence, North 15°09'53" East, a distance of 52.65 feet, to a point;

Course No. 24: run thence, North 04°00'11" West, a distance of 42.88 feet, to a point;

Course No. 25: run thence, North 23°48'46" West, a distance of 60.92 feet, to a point;

Course No. 26: run thence, North 68°28'38" East, a distance of 363.83 feet, to a point on the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, and the POINT OF BEGINNING.

The lands thus described contains 6.02 Acres, more or less, in area.

A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

Telephone (904) 346-1733 Fax (904) 346-1736

Jon Bowan, PLS Jeff Ward, PLS

RiverTown

Popo Point

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, and being also consisting of Lot 1, CLAREMONT Tract, which lies within the Francis P. Fatio Grant, all in St. Johns County, Florida, said parcel of land being more particularly described as follows: all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Beginning, BEGIN at the most northeasterly corner of "REMINGTON PARK", as shown on the plat thereof, recorded in Map Book 7, page 1, of the Public Records of said St. Johns County, Florida, said point also lying on the southerly Right of Way line of STATE ROAD NO. 13, a 100 foot Public Road Right of Way, as per State Road Department Right of Way Map, Project No. 785, and run thence, along the aforesaid Right of Way line of STATE ROAD No. 13, the following five (5) courses and distances:

Course No. 1: run thence, easterly, along and around the arc of a curve, being concave northerly, and having a radius of 1,482.69 feet, through a central angle of 10°53'45" to the left, an arc distance of 281.96 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 83°32'33" East, 281.53 feet;

Course No. 2: run thence, South 88°59'25" East, along last said tangency, a distance of 2,754.72 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 3: run thence, Southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 2,814.90 feet, through a central angle of 42°24'00" to the right, an arc distance of 2,083.08 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 67°47'25" East, 2,035.87 feet;

Course No. 4: run thence, South 46°35'25" East, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve, leading southerly;

Course No. 5: run thence, southerly, along and around the arc of a curve, being concave southwesterly, and having a radius of 1,391.25 feet, through a central angle of 62°09'52" to the right, an arc distance of 1,509.47 feet, to a point on the northerly line of the "Marina Site", last said arc being subtended by a chord bearing and distance of South 15°30'29" East, 1,436.52 feet; run thence, along the northerly line of the "Marina Site", the following four (4) courses and distances:

Course No. 1: run thence, North 79°54'20" West, a distance of 81.54 feet, to a point;

Course No. 2: run thence, North 54°12'02" West, a distance of 299.29 feet, to a point;

Course No. 3: run thence, North 65°34'19" West, a distance of 280.52 feet, to a point;

Course No. 4: run thence, South 68°44'57" West, a distance of 388.22 feet, to the "Mean High Water Line" of the St. Johns River; run thence, northerly, westerly, and southerly, along and around the meanderings of the aforesaid "Mean High Water Line", of the St. Johns River, a distance of 8,728 feet, more or less, to a point on the easterly monumented line of those lands deeded to John P. Hallows Jr. (St. Johns County PIN No. 000900-0000); run thence, along the aforesaid easterly monumented line of last said lands, the following two (2) courses and distances:

Course No. 1: run thence, North 45°25'02" East, a distance of 874 feet, more or less, to the monumented point of intersection in said line;

Course No. 2: run thence, North 03°40'34" West, a distance of 742.73 feet, to the northeast corner of last said lands; run thence, North 88°06'31" West, along the northerly monumented line of last said lands, and then along the northerly monumented line of those lands deeded to Julie G and Ernest Miller, (St. Johns County PIN No. 000930-0000), a distance of 581.67 feet, to the northwest monumented corner of lands deeded to Julie G. and Ernest Miller; run thence, along the monumented westerly line of last said lands, the following two (2) courses and distances:

Course No. 1: run thence, South 10°08'19" West, a distance of 636.87 feet, to a monumented point of intersection in said line;

Course No. 2: run thence, South 79°20'10" West, a distance of 390 feet, more or less, to the aforesaid "Mean High Water Line" of the St. Johns River; run thence, northerly, and northwesterly, along and around the meanderings of the "Mean High Water Line", of the St. Johns River, a distance of 2,330 feet, more or less, to the afore described easterly line of said "Remington Park", as shown on the plat thereof, recorded in Map Book 7, page 1, of the Public Records of St. Johns County, Florida; run thence, North 40°31'00" East, along last said line, a distance of 749 feet, more or less, to the afore said northeasterly corner of said "REMINGTON PARK", and the POINT OF BEGINNING.

The lands thus described 293.74 acres, more or less, in area.

A & J Land Surveyors, Inc.

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Jon Bowan, PLS Jeff Ward, PLS

PARCEL 11, ELEMENTARY SCHOOL SITE,
RIVERTOWN DEVELOPMENT

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF "RIVERTOWN- GARDENS DISTRICT-SECTION 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 64, PAGES 38 THROUGH 46, INCLUSIVELY OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, SOUTH 05°00'55" WEST, A DISTANCE OF 1,238.48 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, THE FIFTEEN (15) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 07°13'13" EAST, A DISTANCE OF 183.08 FEET, TO THE POINT OF A NON TANGENTIAL CURVE, LEADING NORTHERLY;

COURSE No. 2: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 112.60 FEET, THROUGH A CENTRAL ANGLE OF 52°18'48" TO THE LEFT, AN ARC DISTANCE OF 102.81 FEET, TO THE POINT OF REVERSE CURVATURE, OF A NON TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°38'45" EAST, 99.28 FEET;

COURSE No. 3: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 57.91 FEET, THROUGH A CENTRAL ANGLE OF 47°53'59" TO THE RIGHT, AN ARC DISTANCE OF 48.41 FEET, TO THE POINT OF REVERSE CURVATURE, OF A NON TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°24'28" EAST, 47.02 FEET;

COURSE No. 4: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 103.26 FEET, THROUGH A CENTRAL ANGLE OF 56°56'08" TO THE RIGHT, AN ARC DISTANCE OF 102.61 FEET, TO THE POINT OF REVERSE CURVATURE, OF A NON TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°22'54" EAST, 98.44 FEET;

COURSE No. 5: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 81°29'18" TO THE RIGHT, AN ARC DISTANCE OF 56.89 FEET, TO THE POINT OF REVERSE CURVATURE, OF A NON TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°20'03" EAST, 52.22 FEET;

COURSE No. 6: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 64.95 FEET, THROUGH A CENTRAL ANGLE OF 28°44'43" TO THE LEFT, AN ARC DISTANCE OF 32.58 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A NON TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°42'41" EAST, 32.24 FEET;

COURSE No. 7: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 611.70 FEET, THROUGH A CENTRAL ANGLE OF 10°38'20" TO THE LEFT, AN ARC DISTANCE OF 113.60 FEET, TO THE POINT OF REVERSE CURVATURE, OF A NON TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°15'38" EAST, 113.43 FEET;

COURSE No. 8: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 56°35'30" TO THE RIGHT, AN ARC DISTANCE OF 69.14 FEET, TO THE POINT OF REVERSE CURVATURE, OF A TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°13'16" EAST, 66.36 FEET;

COURSE No. 9: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 36°10'25" TO THE LEFT, AN ARC DISTANCE OF 82.08 FEET, TO THE POINT OF REVERSE CURVATURE, OF A TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°25'49" EAST, 80.72 FEET;

COURSE No. 10: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF 19°29'16" TO THE RIGHT, AN ARC DISTANCE OF 30.61 FEET, TO THE POINT OF TANGENCY, OF A TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°05'14" EAST, 30.46 FEET;

COURSE No. 11: RUN THENCE, NORTH 61°37'11" EAST, ALONG A NON TANGENTIAL LINE TO LAST SAID CURVE, A DISTANCE OF 84.99 FEET, TO THE POINT OF CURVATURE, OF A NON TANGENTIAL CURVE;

COURSE No. 12: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 38.29 FEET, THROUGH A CENTRAL ANGLE OF 55°39'54" TO THE RIGHT, AN ARC DISTANCE OF 37.20 FEET, TO THE POINT OF REVERSE CURVATURE, OF A TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'24" EAST, 35.75 FEET;

COURSE No. 13: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 65.47 FEET, THROUGH A CENTRAL ANGLE OF 56°54'36" TO THE LEFT, AN ARC DISTANCE OF 65.03 FEET, TO THE POINT OF CURVATURE, OF A TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°44'03" EAST, 62.39 FEET;

COURSE No. 14: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 104.97 FEET, THROUGH A CENTRAL ANGLE OF 37°00'39" TO THE LEFT, AN ARC DISTANCE OF 67.80 FEET, TO THE POINT OF A NON TANGENTIAL LINE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°46'25" EAST, 66.63 FEET;

COURSE No. 15: RUN THENCE, NORTH 14°41'09" EAST, ALONG A NON TANGENTIAL LINE TO LAST SAID CURVE, A DISTANCE OF 88.06 FEET, TO A POINT WHICH LIES 62.00 FEET SOUTHERLY OF, THE MOST NORTHERLY LINE OF THAT 53 FOOT WIDE EASEMENT DEDICATED TO PEOPLES GAS SYSTEM, AND RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 578 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO BEING THE NORTHERLY LINE OF THAT 53 FOOT WIDE EASEMENT DEDICATED TO JEA, AND RECORDED IN OFFICIAL RECORDS BOOK 3131, PAGE 483 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; RUN THENCE, PARALLEL WITH AND CONCENTRIC TO, AND 62 FEET SOUTHERLY OF THE NORTHERLY LINE OF LAST SAID EASEMENTS, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 785.50 FEET, THROUGH A

CENTRAL ANGLE OF $07^{\circ}33'00''$ TO THE LEFT, AN ARC DISTANCE OF 103.51 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $72^{\circ}10'01''$ EAST, 103.43 FEET;

COURSE No. 2: RUN THENCE, SOUTH $75^{\circ}56'31''$ EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 337.59 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 3: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 514.50 FEET, THROUGH A CENTRAL ANGLE OF $44^{\circ}41'04''$ TO THE RIGHT, AN ARC DISTANCE OF 401.25 FEET, TO A POINT ON SAID ARC, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $53^{\circ}35'59''$ EAST, 391.16 FEET; THENCE, DEPARTING FROM SAID LAST ARC, RUN THENCE SOUTH $14^{\circ}57'14''$ WEST, A DISTANCE OF 30.79 FEET, TO A POINT ON THE "PROPOSED BUFFER LINE" AS SHOWN ON THE ENGINEERING PLANS, PREPARED BY PROSSER, DATED MARCH 10, 2016 (PROJECT No. 113094.06); RUN THENCE, ALONG THE "PROPOSED BUFFER LINE", THE FOLLOWING THIRTY-THREE (33) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH $54^{\circ}28'40''$ WEST, A DISTANCE OF 62.15 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH $48^{\circ}32'04''$ WEST, A DISTANCE OF 42.75 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH $40^{\circ}08'11''$ WEST, A DISTANCE OF 55.96 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH $66^{\circ}40'36''$ WEST, A DISTANCE OF 8.56 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING WESTERLY;

COURSE No. 5: RUN THENCE, WESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $21^{\circ}11'35''$ TO THE LEFT, AN ARC DISTANCE OF 9.25 FEET, TO THE POINT OF TANGENCY, OF A NON TANGENTIAL LINE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $77^{\circ}16'23''$ WEST, 9.20 FEET;

COURSE No. 6: RUN THENCE, NORTH $88^{\circ}25'01''$ WEST, ALONG SAID NON TANGENTIAL LINE, A DISTANCE OF 83.24 FEET, TO A POINT;

COURSE No. 7: RUN THENCE, NORTH $30^{\circ}11'14''$ WEST, A DISTANCE OF 38.85 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 8: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF $77^{\circ}36'13''$ TO THE LEFT, AN ARC DISTANCE OF 33.86 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $68^{\circ}59'20''$ WEST, 31.33 FEET;

COURSE No. 9: RUN THENCE, SOUTH $72^{\circ}12'33''$ WEST, ALONG LAST SAID TANGENT, A DISTANCE OF 53.45 FEET, TO A POINT;

COURSE No. 10: RUN THENCE, NORTH $50^{\circ}43'11''$ WEST, A DISTANCE OF 72.64 FEET, TO A POINT;

COURSE No. 11: RUN THENCE, NORTH $36^{\circ}29'04''$ WEST, A DISTANCE OF 22.83 FEET, TO A POINT;

COURSE No. 12: RUN THENCE, NORTH $03^{\circ}06'04''$ WEST, A DISTANCE OF 17.72 FEET, TO A POINT;

COURSE No. 13: RUN THENCE, SOUTH $68^{\circ}26'00''$ WEST, A DISTANCE OF 25.11 FEET, TO A POINT;

COURSE No. 14: RUN THENCE, NORTH $05^{\circ}24'52''$ EAST, A DISTANCE OF 67.04 FEET, TO A POINT;

COURSE No. 15: RUN THENCE, NORTH $90^{\circ}00'00''$ WEST, A DISTANCE OF 151.53 FEET, TO A POINT;

COURSE No. 16: RUN THENCE, SOUTH $11^{\circ}59'52''$ WEST, A DISTANCE OF 50.59 FEET, TO A POINT;

COURSE No. 17: RUN THENCE, NORTH 78°39'24" WEST, A DISTANCE OF 24.49 FEET, TO A POINT;

COURSE No. 18: RUN THENCE, SOUTH 15°33'10" EAST, A DISTANCE OF 49.85 FEET, TO A POINT;

COURSE No. 19: RUN THENCE, SOUTH 23°56'36" EAST, A DISTANCE OF 57.05 FEET, TO A POINT;

COURSE No. 20: RUN THENCE, SOUTH 27°46'35" EAST, A DISTANCE OF 159.19 FEET, TO A POINT;

COURSE No. 21: RUN THENCE, SOUTH 03°35'33" WEST, A DISTANCE OF 55.29 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 22: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 39°51'27" EAST, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°20'11" EAST, 17.04 FEET;

COURSE No. 23: RUN THENCE, SOUTH 36°15'54" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 72.68 FEET, TO A POINT;

COURSE No. 24: RUN THENCE, SOUTH 32°10'30" EAST, A DISTANCE OF 50.58 FEET, TO A POINT;

COURSE No. 25: RUN THENCE, SOUTH 09°54'54" WEST, A DISTANCE OF 82.20 FEET, TO A POINT;

COURSE No. 26: RUN THENCE, SOUTH 15°48'54" WEST, A DISTANCE OF 37.19 FEET, TO A POINT;

COURSE No. 27: RUN THENCE, SOUTH 05°07'10" EAST, A DISTANCE OF 43.27 FEET, TO A POINT;

COURSE No. 28: RUN THENCE, SOUTH 09°42'05" WEST, A DISTANCE OF 76.71 FEET, TO A POINT;

COURSE No. 29: RUN THENCE, SOUTH 08°08'34" EAST, A DISTANCE OF 93.10 FEET, TO A POINT;

COURSE No. 30: RUN THENCE, SOUTH 05°58'04" WEST, A DISTANCE OF 38.17 FEET, TO A POINT;

COURSE No. 31: RUN THENCE, SOUTH 00°03'18" EAST, A DISTANCE OF 68.98 FEET, TO A POINT;

COURSE No. 32: RUN THENCE, SOUTH 06°30'58" WEST, A DISTANCE OF 40.31 FEET, TO A POINT;

COURSE No. 33: RUN THENCE, SOUTH 33°37'29" WEST, A DISTANCE OF 62.40 FEET, TO A POINT; RUN THENCE, NORTH 71°41'33" WEST, A DISTANCE OF 898.51 FEET, TO THE POINT OF BEGINNING.

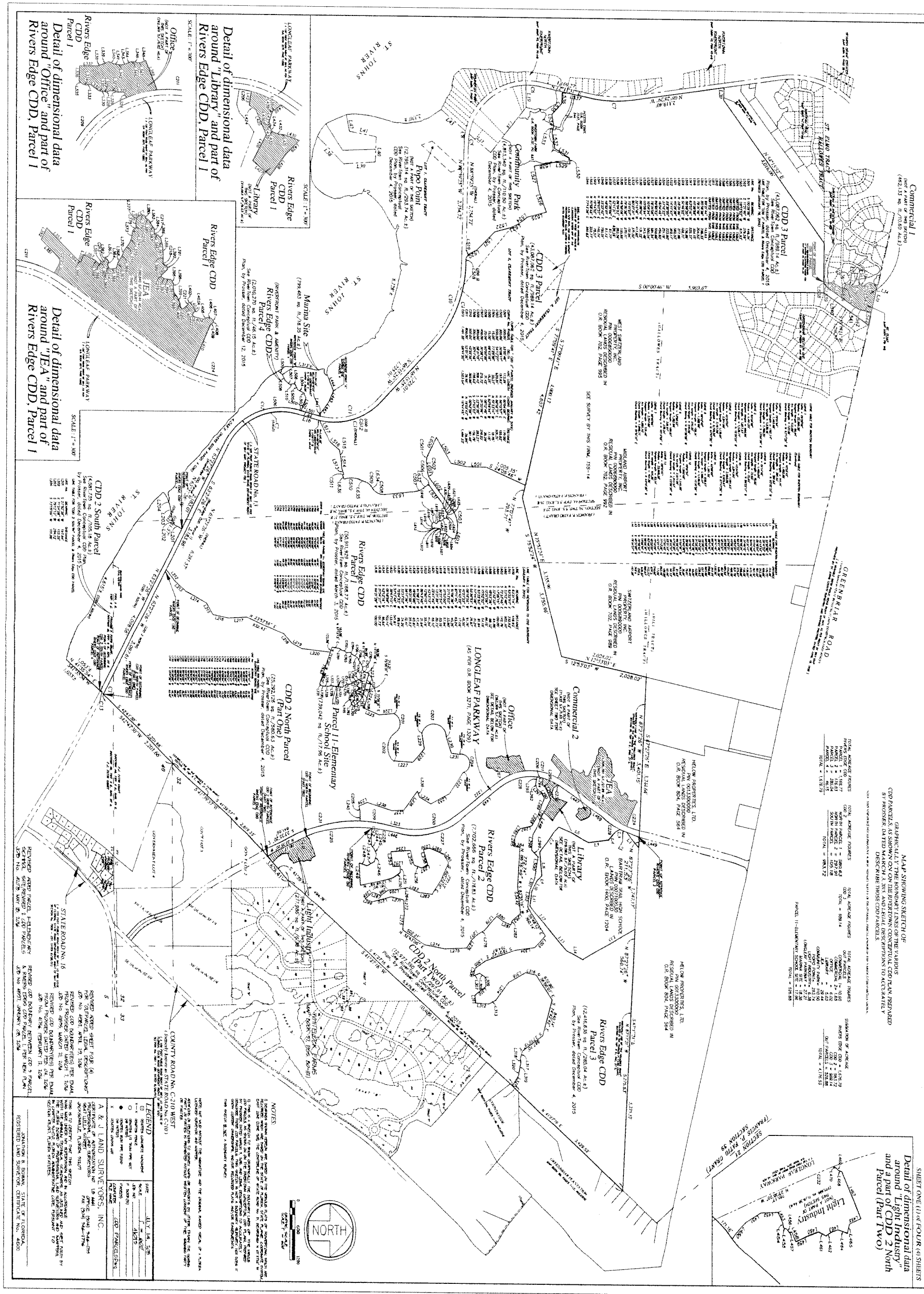
THE LANDS THUS DESCRIBED CONTAINS 739,042 SQUARE FEET, OR 17.96 ACRES, MORE OR LESS, IN AREA.

Detail of dimensional data
around "Light Industry"
and a part of
Parcel (Part Two)

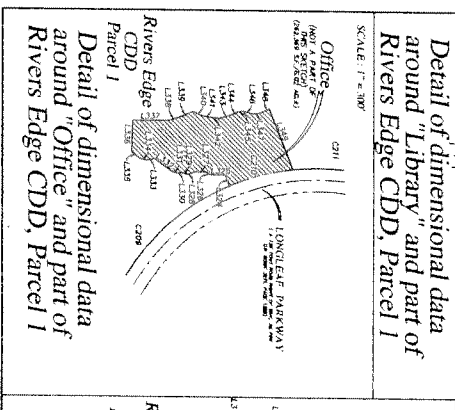
MAP SHOWING SKETCH OF
CDD PARCELS AS SHOWN ON THE REVERTION CONCEPTUAL CDD PLAN PREPARED
BY PROSNER DATED MARCH 3, 2015 AND LEGAL DESCRIPTIONS TO ACCURATELY
DESCRIBE THESE CDD PARCELS

TOTAL ACREAGE FIGURES

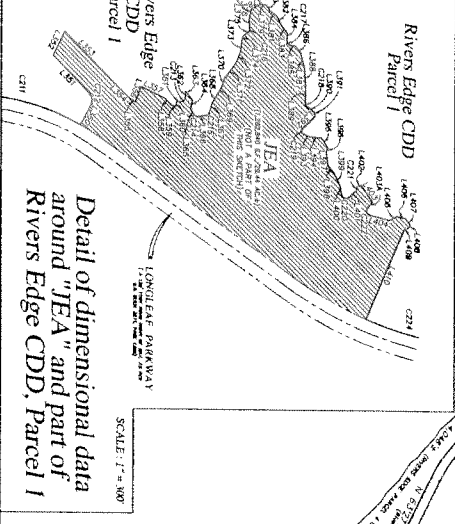
1071 ACREAGE FIGURES	1072 ACREAGE FIGURES	1073 ACREAGE FIGURES	SUBTOTAL OF ACREAGE
PARCEL 1 = 1,081.77	PARCEL 2 = 602.84	PARCEL 3 = 1,576.79	CDD 1 = 3,261.40
PARCEL 4 = 180.18	PARCEL 5 = 1,184.82	PARCEL 6 = 1,553.72	CDD 2 = 4,920.34
PARCEL 7 = 103.49	PARCEL 8 = 363.54	PARCEL 9 = 1,095.02	CDD 3 = 2,562.07
PARCEL 10 = 184.37	PARCEL 11 = 1,516.32	PARCEL 12 = 1,542.41	CDD 4 = 4,675.10
TOTAL = 3,813.59	TOTAL = 4,583.52	TOTAL = 5,267.94	TOTAL = 13,665.05



Detail of dimensional data
around "Office" and part of
Rivers Edge CDD, Parcel 1



Detail of dimensional data
around "JEA" and part of
Rivers Edge CDD, Parcel 1



NOTES:

1. DIMENSIONS GIVEN ARE BASED ON THE SURFACE PLAN OF ADJACENT PARCELS AND ARE NOT INTENDED TO BE USED AS THE BOUNDARY OF THE SUBJECT PARCEL.
2. THIS IS A PRELIMINARY SURVEY AND THE DIMENSIONS GIVEN ARE SUBJECT TO CHANGE WITHOUT NOTICE.
3. THE DIMENSIONS GIVEN ARE SUBJECT TO CHANGE WITHOUT NOTICE.
4. THE DIMENSIONS GIVEN ARE SUBJECT TO CHANGE WITHOUT NOTICE.

NOTE: SEE ATTACHED SHEET FOR THE COMPLETE SURVEY OF THIS AREA.

LEGEND:

SYMBOL	DESCRIPTION
[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	GRAVEL
[Symbol]	PAVED DRIVEWAY
[Symbol]	PAVED DRIVEWAY

A & J LAND SURVEYORS, INC.

CENTRAL OF ANTIPOLO AND 1301 S. STATE ROAD 200, JACKSONVILLE, FLORIDA 32217

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE AND ACCURATE AND SET ASH as shown on the above plat and that the same is a true and correct copy of the original survey and that the survey was made and conducted in accordance with the laws of the State of Florida and the rules and regulations of the Board of Professional Engineers and Surveyors of the State of Florida.

JENNIFER B. BOWEN, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE NO. 40085

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RESOLUTION NO. 2015-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO EXPLORE OPTIONS FOR AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, as established by Rule 42FF-1 Florida Administrative Code, as amended (the "Rule"), adopted by the Florida Land and Water Adjudicatory Commission, and being situated in St. Johns County, Florida; and

WHEREAS, pursuant to Chapter 190, Florida Statutes, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 4,176.53 acres, more or less, as more fully described in the Rule; and

WHEREAS, the District is the primary provider of infrastructure facilities and services to the lands within its boundaries; and

WHEREAS, the District's Board of Supervisors ("Board") finds that there is an unprecedented deterioration in the housing market, change in majority landowner within the District and corresponding change in development plan, and dearth of sales in the market area surrounding and included within the District; and

WHEREAS, the Board hereby desires and authorizes the District Chairman to explore options for amending the District's current boundaries; and

WHEREAS, the District further desires to authorize the District Chairman and District staff, including but not limited to the District Manager, District Engineer and District Counsel, to provide such services as are deemed necessary by the Chairman at his/her direction to initiate the boundary amendment process pursuant to Chapter 190.046, Florida Statutes and other law, and to keep the Board apprised and report such actions to the Board as and when appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby authorizes and directs the District Chairman to explore all available options to amend the District's current boundaries.

SECTION 3. The Board hereby authorizes District staff, at the direction and advise of the Chairman, to proceed in an expeditious manner with the preparation and filing of a petition and related materials necessary to seek the amendment of the District's boundaries pursuant to Chapter 190.046, Florida Statutes, to report such actions to the Board as and when appropriate, and authorizes prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for an amendment of the District's boundaries.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19th day of November, 2014.

ATTEST:

**RIVERS EDGE COMMUNITY
DEVELOPMENT DISTRICT**


Assistant Secretary


Chairman/Vice Chairman, Board of Supervisors

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RIVERTOWN

mattamy:ONES

Rivers Edge CDD Project Aerial & Infrastructure Map

LEGEND

- Water Main
- Force Main
- Outfalls



PROSSER

0 500 1000 2000 July 17, 2015 m104481

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STATEMENT OF ESTIMATED REGULATORY COSTS
FOR
RIVERS EDGE
COMMUNITY DEVELOPMENT DISTRICT
CONTRACTION OF DISTRICT BOUNDARIES

PREPARED BY:

Governmental Management Services, LLC

475 West Town Place
Suite 114
St Augustine, Florida 32092
(904) 940-5850

May 12, 2016

**RIVERS EDGE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS**

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I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Florida Land and Water Adjudicatory Commission ("FLWAC") to contract the boundaries of the Rivers Edge Community Development District ("District") in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"), and specifically section 190.046(1), *Florida Statutes* ("F.S."). As part of the petition, a Statement of Estimated Regulatory Costs prepared pursuant to section 120.541, F.S., is required to be submitted.

A community development district ("CDD") is established pursuant to the Act. A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) within whose boundaries the CDD was established.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Florida Legislature ("Legislature") has, in section 190.004(3), F.S., made this clear by stating:

The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.

In addition, the parameters for the review and evaluation of CDD petitions are clearly set forth in section 190.002(2)(d), F.S., as follows:

That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service-delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment (or contraction) of a CDD as defined by the Legislature and outlined in section 120.541(2), F.S.

The purpose of the Act is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans that require adequate public facilities and services as a pre-condition for future development. See section 163.3177(10)(h), F.S. (the "concurrency" requirement).

A CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the city or county as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. The annual administrative costs of the CDD, as well as the costs of operating CDD infrastructure, will be borne entirely by the CDD and its landowners, and will not require any subsidy from the State of Florida or the city or county, nor will it place any additional economic burden on those persons not residing within the CDD or not benefitting from the improvements therein. While some CDD improvements may eventually be dedicated to the city or county for ownership/control and maintenance, this is a common mechanism associated with development, and the limited impact to city or county revenues would likely occur even if the CDD did not exist, and alternative financing was used.

2. RIVES EDGE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT")

The District was established on November 1, 2006 by FLWAC. The District boundaries currently encompass approximately 4,176.53 acres (the "Existing District") located entirely within St. Johns County, Florida.

The District is seeking authority to contract the boundaries of the Existing District (the "Petition"). The net result of the boundary amendment will be the removal of approximately 2,499.74 acres of land ("Contraction Area") from the Existing District, for a revised total of 1,676.79 acres ("Modified District").

Within the Modified District, the District will continue to exercise the powers outlined in section 190.012, F.S., to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, transportation facilities, parking improvements, environmental remediation and cleanup, conservation areas, parks and recreational facilities, or any other project, within or without the boundaries of the District, legally authorized, required by a development order issued by a local government or subject of an agreement between the District and a governmental entity.

The District has financed infrastructure improvements through capital improvement revenue bonds. Repayment of these bonds is through non-ad valorem special assessments levied against all benefited properties within the District. On-going operation and maintenance for District-owned facilities is funded through operation and maintenance assessments levied against all benefited properties. Upon approval of this Petition, there will be no District special assessments levied on the lands within the Contraction Area.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2015), in pertinent part, defines the elements a Statement of Estimated Regulatory Costs must contain, as follows:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or

domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

The estimated regulatory impacts of the contraction of the boundaries of the District are summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.

1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:

A. IS LIKELY TO HAVE AN ADVERSE IMPACT ON ECONOMIC GROWTH, PRIVATE SECTOR JOB CREATION OR EMPLOYMENT, OR PRIVATE SECTOR INVESTMENT IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Contraction of the District boundaries is not expected to have any material economic impact. Currently permitted District land uses are either developed or will be developed within the Modified District. In fact, of the 4,500 development units originally contemplated at the time of establishment such development rights will continue with the lands within and outside of the Modified District. As such, there is no expected loss of development activity beyond what was planned for the Existing District. Therefore, there likely will be no significant economic gain or loss.

B. IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS, INCLUDING THE ABILITY OF PERSONS DOING BUSINESS IN THE STATE TO COMPETE WITH PERSONS DOING BUSINESS IN OTHER STATES OR DOMESTIC MARKETS, PRODUCTIVITY, OR INNOVATION IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Any impact on overall business competitiveness and/or innovation resulting from the District contraction will be negligible, if any, for similar reasons outlined in subparagraph a. above.

C. OR IS LIKELY TO INCREASE REGULATORY COSTS, INCLUDING ANY TRANSACTIONAL COSTS, IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE.

A dramatic increase in overall regulatory or transaction costs is highly unlikely. As will be stated in further detail below, FLWAC and St. Johns County may incur incidental administrative costs in reviewing the documents germane to the Petition, but it is expected that these costs will be offset by the required filing fees for the Petition. Since this transaction represents a contraction, there are no new or additional regulatory or transaction costs expected.

2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE RULE, TOGETHER WITH A GENERAL

DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE RULE:

The individuals and entities likely to be required to comply with the rule or affected by the proposed action (i.e., adoption of the rule) can be categorized, as follows: 1) The State of Florida and its residents, 2) St. Johns County and its residents, 3) current property owners in the Modified District, 4) current property owners in the Contraction Area and 5) future property owners.

a. State Governmental Entities

The State of Florida and its residents and general population will not incur any compliance costs related to the contraction of the District boundaries and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3(a)(2) below.

b. St. Johns County

St. Johns County and its residents not residing within the boundaries of the Existing District will not incur any compliance costs related to the contraction of the District boundaries other than any one-time administrative costs outlined in Section 3(a)(1) below. Once the District is contracted, these residents will not be affected by adoption of the ordinance.

c. Current Property Owners – Modified District

The current property owners of the lands within the boundaries of the Modified District are not expected to realize a significant impact from the removal of the Contraction Area. While there is less property and projected units on which to spread costs of development, there is a corresponding decrease in development activity expected to occur to support fewer units. The property owner(s) of land removed from the District boundaries will be impacted because they will not be responsible for debt used to construct infrastructure, nor will they be responsible for operation and maintenance costs. However, there are certain District roadways and stormwater management systems that may continue to provide service in the Contraction Area. It is anticipated that the Contraction Area landowners would enter into a cost share arrangement for maintenance costs for those specific services.

d. Current Property Owner and Future Property Owners – Contraction Area

The current property owner and future property owners of the lands within the Contraction Area will be affected by the contraction of the District boundaries to the extent that they will no longer be located within the District and will not be subject to District special assessments. However, as noted above, a portion of the costs of maintenance of certain District improvements may continue to be funded through the landowners of the Contraction Area property.

3. **A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:**

a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. St. Johns County

Because the District encompasses more than 1,000 acres and was established by Rule of FLWAC, this petition is being submitted to FLWAC, with a copy to St. Johns County. The County has the option under section 190.046(1)(d)3., to hold a public hearing; however, such a hearing is limited to consideration of the contents of the Petition and whether the Petition should be supported by the County. The County may incur certain one-time administrative costs involved with the review of this Petition, although this will be offset by the District's payment of a one-time filing fee.

Upon approval of this Petition, St. Johns County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from St. Johns County, and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

2. State Government Entities

The cost to State entities to review or enforce the proposed rule amendment will be very modest. FLWAC is the reviewing agency for the petition. FLWAC will review the District's hearing record, transcripts and resolutions in conjunction with its review of the Petition. These activities

will absorb the time of the FLWAC staff. However, these costs are estimated to be modest. There are no additional ongoing costs to either FLWAC or any other State entities to implement and enforce the proposed rule amendment. The District already exists and is in good standing with the State. The State's limited involvement with the District will continue to include the review of the reports outlined in the attached Appendix.

Once the District boundaries have been contracted, the State of Florida will continue to incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These are not additional costs but rather costs already incurred. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. This amount is currently being paid by the District and will not change if the District boundaries are contracted. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established, and there will be no impact as a result of the contraction.

3. The District

The District will also continue to incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the Modified District benefiting from its facilities and its services or through a developer funding agreement arrangement. The Fiscal Year 2015-2016 Operations and Maintenance Budget is already in place and the Fiscal Year 2016-2017 proposed budget process is underway.

b. Impact on State and Local Revenues

It is anticipated that approval of this Petition will not have any negative effect on state revenues, primarily for the reasons stated in Section 1(A) above.

In summary, contracting the boundaries of the District will not create any significant economic costs for the State of Florida or for St. Johns County.

4. **A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE RULE:**

There are no anticipated additional transaction costs associated with modifying the District boundaries to remove the Contraction Area. Landowners within the Contraction Area will be subject to same state and local governmental taxes and fees as they were previously.

5. **AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY S. 288.703, AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED IN S. 120.52:**

Amending the boundaries of the District should not have any negative impact on small businesses, primarily for the reasons outlined in Section 1(A) above.

6. **ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:**

Certain data utilized in this report was provided by the District and its primary developer, Mattamy Rivertown, LLC, and represents the best information available at this time. Other data was provided by Governmental Management Services, LLC and the District Engineer and was based on observations, analysis and experience with private development and other CDDs in various stages of existence.

7. **A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:**

Not applicable.