

to by the parties. Parking is allowed in off-site lots or areas shared by several uses provided the number of spaces required for each use is provided. Additional parking is allowed at community facilities and is allowed to be shared with other adjacent sites. There will be no parking requirement for any facility considered accessory to a residential or nonresidential development.

- (xiii). As a condition of development, bicycle parking will be provided for multi-family and nonresidential uses. The minimum required number of bicycle parking spaces for multi-family and nonresidential uses shall be two percent (2%) of the required vehicular parking spaces. Bike racks shall be provided at all schools, recreation facilities, community facilities, shopping centers, and multi-family sites.
- (xiv). Loading spaces are permitted within off-street parking spaces used to satisfy minimum parking requirements. Loading spaces are permitted to be located on adjacent parcels or lots provided an easement is provided.
- (xv). Multiple drive-thrus are allowed for individual uses.

SECTION 8. PHASING OF DEVELOPMENT/MIX OF USES.

(a). The Property is proposed to be developed in three (3) phases as set forth below, unless tolled by statute, tolled pursuant to this Section and/or extended or the Landowner elects to accelerate the beginning date of a subsequent phase or phases. The end date of a phase shall not be affected by an acceleration of the beginning date. Unused development rights from prior phases shall carry over into subsequent phases until buildout.

(b). Notwithstanding the mix of use types set forth below, the ultimate mix of use types within the Property shall be pursuant to the Land Use Conversion Table attached as **Exhibit “C”** and Section 9 below and consistent with MPMU Comp Plan Provision Policy 1.7.2.2. The planned number of units and square footage described below may be developed anywhere within the Property

regardless of Sub-Area provided the use is allowed. The mix of uses below are not intended to operate as minimum levels of development or commitments to develop.

Table 8 Land Use and Phasing

Use Type	Units	Phase 1 2026-2036	Phase 2 2036-2046	Phase 3 2046-2056	Buildout Total
Single Family Detached	DU	4,465	3,915	7,060	15,440
Single Family Attached	DU	1,661	2,739	80	4,480
Multi-Family	DU	1,180	820	0	2,000
Office	SF	400,000	0	338,000	738,000
Commercial	SF	810,000	478,000	588,000	1,876,000
Industrial	SF	1,000,000	1,505,430	729,570	3,235,000
Hospital	Beds	100	0	0	100
Hotel	Rooms	920	115	0	1,035
Soccer Complex	Fields	20	0	0	20
Sports/Entertainment Venue	Seats	28,000	0	0	28,000
Golf Course	Holes	18	0	0	18

Any unused development rights will carry over into subsequent phases. See also Section 9 below.

(c). Notwithstanding LDC Sections 2.05.06, 2.14.01 and 7.06(C) and (D), the phasing, buildout and downzoning protection dates set forth herein shall control for purposes of the Property. This Section specifically supersedes the duration, timing and extension requirements in LDC Sections 2.05.06 and 2.14.01 applicable to MPD agreements. For purposes of this Development Agreement there is no commencement date.

(d). The buildout date is December 31, 2056. Notwithstanding the buildout date, this Development Agreement shall remain valid and effective for at least a period of thirty (30) years after the Effective Date (defined below) consistent with Section 163.3229, Florida Statutes. The duration of this Development Agreement may be extended pursuant to Chapter 163, Part II, Florida Statutes. Notwithstanding LDC Section 2.05.06(E) the parties acknowledge that it may be necessary and prudent for the City to grant multiple extensions in increments of more than one (1) year to the duration of this Development Agreement to allow for development of the residential and nonresidential mix of

uses as set forth herein. Therefore, the City agrees that it will not unreasonably withhold an extension to the duration of this Development Agreement in the event such an extension is sought by the Landowner.

(e). The development of any school, park/recreation, fire station, sheriff station, open space, places of worship, amenity center, community or civic center or other similar use is not included in the above mix of residential units or nonresidential development square footage for development purposes. Notwithstanding this these uses may be developed within the Property provided said use is allowed in the applicable Sub-Area.

(f). Until December 31, 2056, the approved development as set forth in this Development Agreement is not subject to downzoning, unit density reduction or intensity reduction, unless the Landowner consents to such change or the City can reasonably demonstrate (i) that substantial changes in the conditions underlying the approval of this Development Agreement have occurred, (ii) this Development Agreement was based on substantially inaccurate information provided by the Landowner, or (iii) that the change is clearly established to be essential to the public health, safety, or welfare.

(g). The time periods for the phasing dates, buildout date, downzoning protection date and any other such dates or deadlines within this Development Agreement shall be tolled during the period of any appeal or during the pendency of administrative or judicial proceedings relating to approval of the companion comprehensive plan amendment to designate the Property as MPMU on the Future Land Use Map pursuant to Chapter 163, Florida Statutes, the MPD rezoning and this Development Agreement and companion development permits. The phasing dates, buildout date, downzoning protection date and any other such dates or deadlines within this Development Agreement may be

extended as set forth in state law, including Section 252.363, Florida Statutes, without the need to modify this Development Agreement provided notice of the extension is provided to the LUA.

SECTION 9. CONVERSION OF USES.

The Landowner may increase or decrease the amount of a particular land use allowed within the Property without modifying or amending this Development Agreement, provided that (i) the changes are consistent with the Land Use Conversion Table attached as **Exhibit “C”** and MPMU Comp Plan Provision Policy 1.7.2.2 and Policy 1.7.2.3 and (ii) at the time of election of a land use conversion under the Land Use Conversion Table, the Landowner shall notify the LUA of the conversion in writing at least thirty (30) days in advance of the conversion. Land use conversions consistent with this Development Agreement and the Land Use Conversion Table shall take precedence over any acreage amounts set forth in this Development Agreement. Provided that the conversion is consistent with the criteria contained in the Land Use Conversion Table attached as **Exhibit “C”** and the MPMU Comp Plan Provision Policy 1.7.2.2 and such converted uses are consistent with the uses allowed in this Development Agreement no additional approvals shall be required for the conversion. In no case shall any conversion to residential development result in greater than 1.2 dwelling units per gross acre as provided for in Comp Plan Provision Policy 1.7.1.4 and consistent with Section 5(c) above.

SECTION 10. STORMWATER.

(a). As a condition of development of the Property, stormwater management system(s) will be designed and permitted in accordance with SJRWMD and FDEP regulations (as applicable) and as such shall meet the City’s stormwater level of service standards.

(b). Alternative stormwater design (e.g. stormwater harvesting) within the Property is allowable as Property development progresses based on approval of the SJRWMD.

(c). Stormwater pond banks may be located directly adjacent to jurisdictional wetlands and are therefore considered part of the upland buffer when the retention area is designed to discharge to those wetlands, and subject to permitting by the SJRWMD. Banks located adjacent to the wetlands shall be planted and shall become part of the upland buffer system after such planting except that exotic or non-native plants are prohibited. Stormwater ponds may be located within any upland buffer, building setback and/or other buffer or setback applicable to the Property or portion thereof provided the pond is allowed per any applicable SJRWMD permit.

(d). Portions of or component parts of the stormwater management system(s) will be owned and maintained by an Entity(ies) as development within the Property progresses and consistent with the applicable SJRWMD regulations provided that at buildout of the Property the stormwater management system(s) will be owned and maintained by one (1) or more Entity(ies).

(e). Given the location of the Property which is generally distinct and apart from the City's current stormwater management utility and stormwater management facilities and systems and that development of the Property is proposed to include one (1) or more master stormwater management system(s) that will be constructed by the Landowner, a developer(s) and/or builder(s) and maintained by one (1) or more Entity(ies), the City and the City's Director of Engineering and Stormwater have preliminarily determined that a waiver for the development of the Property should be granted such that the development within the Property is exempt from the City's stormwater management utility and associated fees, service charges, and other similar costs and provisions in Chapter 24, Article III, of the Code of Ordinances and any other similar City regulations. This preliminary waiver/exemption shall be reviewed at the time of technical site plan review for any portion of the stormwater

management system(s) within the Property and the City’s Director of Engineering and Stormwater shall determine whether a waiver/exemption (or some amount thereof) from the City’s stormwater management utility and associated fees, service charges and other similar costs and regulations is granted.

(f). Upon approval of a Substantial Compliance application and prior to approval of a technical site plan for any residential and/or nonresidential development and/or associated development allowed within the Property, an applicant may submit engineering plans to the City to allow for early clearing and grading of a Development Parcel, or portion thereof, (“Early Clearing/Grading Permit”). An Early Clearing/Grading Permit application is designed to permit clearing and grading including moving and digging earth to prepare for roadway construction, stormwater pond construction, and any other improvements that do not involve utility work, paving, or other non-earthwork activities. The LUA must review and approve, approve with conditions or deny an application for Early Clearing/Grading Permit within forty-five (45) days from submittal. If an Early Clearing/Grading Permit application is not requested prior to technical site plan approval, the mass grading plans will be reviewed and submitted at the time of the applicable technical site plan. Early/Clearing Grading Permit plans submitted to the City should include the (as applicable):

- (i). depiction of the boundary of area subject to Early Clearing/Grading Permit with bearings and distances;
- (ii). limits of clearing and grading of area, including a tree inventory (if applicable per Subsection 7(f) above) of protected trees to be removed and preserved unless otherwise provided for in this Development Agreement;
- (iii). depiction of construction access to all roadways adjacent to area;

- (iv). depiction of any drainage, access, conservation and utility easements within and adjacent to area;
- (v). location and identification of all water bodies within the area;
- (vi). information on listed species within the area;
- (vii). proposed wetlands, including impacted wetlands, depicted by acreage;
- (viii). depiction of upland buffer, other natural perimeter buffers and areas;
- (ix). grading and drainage of proposed site improvements with finished grade contours at one (1) foot intervals with spot elevations as needed;
- (x). stormwater pollution prevention plan (SWPP) unique to the subject area;
- (xi). copies of permits from all regulatory agencies (e.g. SJRWMD) having jurisdiction over the project prior to commencement of construction; and/or
- (xii). preserved wetland areas, upland buffers and drainage features identified in the applicable SJRWMD environmental resource permit that shall be protected by providing erosion and sedimentation control measures. Tree barricades shall be erected around all trees not subject to clearing as a condition of any Early Clearing/Grading Permit. All cleared and/or graded surfaces shall be vegetated with either sodding or seeding, depending on slope.

(h). Within forty-eight (48) hours prior to clearing and grading, the applicable contractor is responsible for submitting a national pollutant discharge elimination system (NPDES) permit to the FDEP. Early Clearing/Grading Permits shall expire unless physical construction (moving of dirt) has commenced within any portion of the Property subject to the applicable permit within one (1) year of permit approval with up to two (2) one (1) year extensions granted by the LUA.

SECTION 11. PARKS AND RECREATION.

(a). The City park regulations (e.g. level of service standards in the Comprehensive Plan, the LDC, City Parks and Recreation Master Plan) will be measured Property wide. Therefore, as individual residential Development Parcels within the Property undergo the City technical site plan process as set forth in Section 4 above, individual residential Development Parcels are not required to include or account for recreation, park and/or open space areas within their project boundaries provided at buildout of the Property the City park regulations are met. For purposes of LDC Section 3.05.04, the twenty-five (25) unit trigger is calculated based on the total MPD residential units set forth in Section 8 and is not applied per individual residential Development Parcel. Any amenity center or other recreational, park and/or open space area (including those provided in Section 12 below), trail or multi-use path or similar use within any portion of the Property will satisfy the City park regulations, including the three (3) mile radius of most residential units provided in Comprehensive Plan Capital Improvements Element Exhibit 8.1. Notwithstanding anything else to the contrary, LDC Section 3.03.04(I) shall not apply to development of the Property.

SECTION 12. GREENWAY OVERLAY/WETLANDS/UPLAND/OPEN SPACE.

(a). Boundaries. As a condition of development and consistent with the MPMU Comp Plan Provisions, a Greenway Overlay will be provided within the Property as generally depicted on the MPD Master Plan attached as **Exhibit “B”**. The MPD Master Plan also generally depicts Wetlands and Uplands/Open Space within the Property and outside the Greenway Overlay, as well as Transition Zones in which Hamlets may occur (the “WUOSTZ Areas”). The boundaries of the Greenway Overlay and the WUOSTZ Areas within the Property shall be formally established when a Development Parcel abutting the Greenway Overlay (or portion thereof) and/or the WUOSTZ Areas (or portion thereof)

undergoes development permitting (e.g. technical site plan level environmental resource permitting with the SJRWMD, FDEP and/or the Corps) and pursuant to the following criteria:

- (i). As to wetland edges forming the Greenway Overlay and the WUOSTZ Areas, the final boundary shall be consistent with the limits of the jurisdictional wetlands and associated buffers as established in the applicable SJRWMD permits;
- (ii). As to upland edges and upland buffers forming the Greenway Overlay and the WUOSTZ Areas, the final boundary shall be established at the time of the applicable City technical site plan approval and generally be consistent with the MPD Master Plan;
- (iii). Any proposed Greenway Overlay and/or the WUOSTZ Areas land not located within the final boundary of the Greenway Overlay (or portion thereof) and/or the WUOSTZ Areas (or portion thereof) as applicable will be designated with the Sub-Area classification of the adjacent Sub-Area outside the Greenway Overlay and/or the WUOSTZ Area as applicable or the most appropriate Sub-Area as determined by the Landowner in coordination with the LUA; and
- (iv). The boundary of the Greenway Overlay (or portion thereof) and/or the WUOSTZ Area (or portion thereof) will be modified as set forth above and the final boundary of these areas shall be incorporated into the Greenway Overlay, WUOSTZ Area or Sub-Area as applicable and the MPD Master Plan without the requirement for an amendment or modification to this Development Agreement or the MPD Master Plan provided the final boundary of the Greenway Overlay (or portion thereof), the WUOSTZ Area (or portion thereof)

and the Sub-Area(s) (or portion thereof) shall be incorporated into the applicable technical site plan approval.

(b). Silviculture/Agriculture. Silvicultural and agriculture uses shall continue to be allowed within all of the Property including the Greenway Overlay consistent with MPMU Comp Plan Provision Policy 1.7.3.3 and this Development Agreement and within the WUOSTZ Area consistent with the Florida Department of Agriculture and Consumer Services Best Management Practices.

(c). Greenway Overlay.

(i). Uses within the Greenway Overlay shall be consistent with the MPMU Comp Plan Provisions and Table 2, Permitted Uses, above. Any conservation easements within the Greenway Overlay shall be recorded consistent with applicable regulatory agency permit(s).

(ii). Prior to the first technical site plan submittal for the Property (or portion thereof) that contains any portion of the Greenway Overlay, the owner(s) of the Greenway Overlay will adopt rules and regulations for the Greenway Overlay consistent with the MPMU Comp Plan Provisions and this Development Agreement and provide the City a copy of such rules and regulations. Any technical site plan that includes a portion of the Greenway Overlay shall indicate whether public access is allowed within the portion subject to the plan.

(iii). The City acknowledges that the Greenway Overlay provisions in this Development Agreement satisfy Comprehensive Plan Future Land Use Element Goal 1.7, including Policy 1.7.1.2, as to the Greenway Corridor Overlay MPMU Comp Plan Provisions.

(d). Open Space. Pursuant to MPMU Comp Plan Provision Policy 1.7.2.1 at least fifty percent (50%) of the Property is planned for recreation and open space uses (the “ROS Condition”). The allowed uses that will satisfy the ROS Condition may consist of any wetlands, natural water bodies, Existing Lake as conceptually depicted on the MPD Master Plan attached as **Exhibit “B”**, resource based, ecotourism, agritourism, active and passive/resource-based recreation and parks, community gardens, stormwater management facilities, wellfields, agricultural and forest lands, pastureland, plazas and other similar spaces within the Property, including those areas within the Greenway Overlay and WUOSTZ Area containing these uses and any open space and recreation lands within each Village. Utilities, roadways, stormwater ponds and associated facilities and other similar uses are allowed within the portions of the Property (or as part of the uses) that satisfy the ROS Condition. The ROS Condition exceeds any other City open space development condition and as such and notwithstanding anything else to the contrary, LDC Section 3.03.04(I) shall not apply to development of the Property.

(e). Ownership. The Greenway Overlay, WUOSTZ Areas, Existing Lakes and open space (and common open space) will be owned and maintained by one or more Entities. As part of technical site plan approval, the applicant will identify the Entity(ies) that will own and maintain the applicable portion(s) of the Greenway Overlay, WUOSTZ Areas, Existing Lakes and open space areas.

SECTION 13. AMENDMENTS/MODIFICATIONS TO THIS DEVELOPMENT AGREEMENT.

(a). Overview. Changes to this Development Agreement may be made by a formal amendment or a minor (de minimis) modification as set forth in this Section 13 and are not subject to LDC Section 2.09.05(B) or other relevant City regulations.

(b). Amendment. Any change to this Development Agreement meeting the criteria below is subject to an amendment to the Development Agreement:

- (i). The addition of land to the Property;
- (ii). Any modification to add new area, height and bulk regulations not otherwise set forth in Table 5, Lot and Site Development Standards, above or as otherwise provided herein; and
- (iii). Any increase in building height by more than twenty percent (20%).

(“Amendment”). An Amendment shall be submitted to the LUA for review and processing. The LUA shall review the Amendment for consistency with the MPMU Comp Plan Provisions and this Development Agreement and to confirm the proposed changes are not contrary to the public interest nor create an unreasonable hazard, nuisance or constitute a threat to the general health, welfare or safety of the City’s inhabitants (the “Change Review Criteria”). The LUA shall provide a written recommendation to approve, approve with conditions or deny the Amendment to the PLDR Board within forty-five (45) days of submittal of said Amendment. The PLDR Board will review the Amendment and hold a public hearing to consider the Amendment and submit a written recommendation to approve, approve with conditions or deny the Amendment to the City Council within sixty (60) days of submittal of said Amendment. The PLDR Board will review an Amendment based on the Change Review Criteria. The City Council will review the Amendment and hold two (2) public hearings to consider the Amendment within ninety (90) days of submittal of said Amendment. The City Council will review an amendment based on the Change Review Criteria and consider the LUA’s recommendation, the PLDR Board’s recommendation and any public comment. Following the second public hearing, the City Council, by an affirmative vote of not less than a majority of the members of the City Council present at the hearing, will approve, approve with conditions or deny the

Amendment with written findings for its action. Public notice of the PLDR Board public hearing and the City Council public hearings shall be consistent with the City noticing requirements for a zoning map amendment (owner initiated) and Florida Statutes. An Amendment shall be recorded in the public records of the County within fourteen (14) days of the City Council executing the Amendment.

(c). Minor Modification. Any other modification to this Development Agreement shall be considered to meet the general intent of this Development Agreement for a master planned community that supports the City's economic development goals and as such considered a minor (de minimis) modification and reviewed by the LUA ("Minor Modification"). Within forty-five (45) days of receipt of a Minor Modification application, the LUA shall approve, approve with conditions or deny the application with written findings for its action. The LUA will review a Minor Modification based on the Change Review Criteria. If an applicant decides to appeal the LUA's written decision of a Minor Modification application, such appeal shall be a de novo review and follow the provisions in LDC Section 2.16. A Minor Modification approved by the LUA may be submitted to the LUA simultaneously with a Substantial Compliance application, provided the applicant agrees that a Substantial Compliance application may need to be revised and resubmitted depending on the LUA's determination on the Minor Modification and that the Substantial Compliance application decision will be issued after the Minor Modification decision. The LUA's written approval, approval with conditions or denial of the Minor Modification shall be incorporated into any subsequent Amendment and recorded in the public records of the County. No hearing, neighborhood meeting or other City public meeting is required for a Minor Modification.

- (d). Application. An application for an Amendment or Minor Modification must include:
- i. A written statement outlining the proposed changes to the Development Agreement and the reason for the application;

- ii. If the changes consist of any changes to the text of this Development Agreement, a strike-through and underline version of the text changes;
- iii. A revised MPD Master Plan if changes are made to the plan;
- iv. Consistency determination with the MPMU Comp Plan Provisions; and
- v. The name of the applicant and Landowner consent (if the applicant is not the Landowner).

(e). Application Processing. The Landowner or any owner within the Property (or portion thereof) may submit an Amendment or Minor Modification application without the consent of every owner within the Property. If an owner of the Property (or portion thereof) that is not the Landowner submits an Amendment or Minor Modification, said owner must include with the application written consent by Landowner (which consent is transferable by Landowner with written notice of transfer provided to the City) for submittal of the application. Any Amendment or Minor Modification application shall address only those items raised by the application. Development of the Property may continue as the application is being processed consistent with this Development Agreement. Any conditions or additional City regulations imposed as part of the approval of an Amendment or Minor Modification shall only affect the Property or portion thereof subject to such application and address only those items raised by the proposed Amendment or Minor Modification. Notwithstanding anything to the contrary herein, nothing in an Amendment or Minor Modification shall modify, change or otherwise affect the Landowner's vested rights. The time periods in this Section 13 may be extended by mutual consent of the applicant and the LUA. There is no limit on the frequency of an Amendment or Minor Modification; thus, multiple property owners within the Property may process multiple Amendments and/or Minor Modifications at the same time or concerning the same Property or portion thereof.

SECTION 14. OTHER APPROVALS.

Pursuant to Section 166.033(6), Florida Statutes, issuance of this Development Agreement shall not be construed as an exemption from any other applicable state or federal law. All other applicable state or federal permits or approvals shall be obtained before commencement of the portion of the Property sought to be developed.

SECTION 15. APPLICATION FEES. Given MPMU Comp Plan Policy 1.7.2.1, the development program set forth herein, and that the application fees associated with an MPMU project are excessive and cost vastly more than the City’s review time, the City is reducing the MPD rezoning and this Development Agreement and related application (e.g. level of service determination) fees associated with the Property by 42.2% of the adopted application fee schedule (the “Revised Fees”). Half of the Revised Fees associated with the MPD rezoning and this Development Agreement are due prior to the Effective Date with the other half due at the time of publication of the public notices for the related applications. The portion of the Revised Fees for the related applications are due at the time of publication of the public notice for any of the related application(s). The Revised Fees are based on the non-Greenway Overlay acreage in relation to the overall Property and more proportional to the actual cost of the application reviews. The Revised Fees are also consistent with the amendment to Section 166.033, Florida Statutes, approved by Chapter 2026-7, Laws of Florida. The Revised Fees do not apply to the applications subject to the development plan review process in Section 4 above.

SECTION 16. AGRICULTURAL/SILVICULTURAL.

(a). The City acknowledges that the development of the Property will occur over time and in phases. It is the intent of the Landowner that portions of the Property on which physical project development has not been initiated shall continue in agricultural or silvicultural use (a/k/a bona fide

agricultural/silvicultural operations), including timber production, in accordance with Florida Department of Agriculture and Consumer Services Division of Forestry Best Management Practices for silviculture (the “Silviculture BMPs”) and consistent with past timber and land management practices and that until such physical project development is initiated on a particular Development Parcel (or portion thereof), the Landowner’s primary purpose for ownership of the remaining portions of the Property shall be such agricultural or silvicultural activities. For purposes of this Section 16, initiation of physical project development occurs on a Development Parcel (or portion thereof) when the City issues (as applicable) a residential or nonresidential building permit for development within a Development Parcel (or portion thereof). Silvicultural and agricultural uses may occur subsequent to a building permit issuance on a Development Parcel (or portion thereof) provided the uses are permitted within the applicable Sub-Area as set forth in Table 2, Permitted Uses, above or on the portion(s) of the Development Parcel not subject to a residential or nonresidential building permit. Silvicultural and agricultural uses within the Greenway Overlay and the WUOSTZ Areas shall be consistent with Section 12 above.

(b). The City also acknowledges that it will support a continued agricultural classification for ad valorem tax purposes for any portion of the Property used for agricultural and silvicultural purposes. The City has no objection to such agricultural and silvicultural uses on the undeveloped portions of the Property being classified by the Flagler County Property Appraiser as agricultural or silvicultural lands under provisions of Section 193.461, Florida Statutes, during the period when such portions of the Property are being used for agricultural and silvicultural purposes.

(c). Nothing contained in this Development Agreement requires the Landowner to develop the Property, and the City acknowledges that the Landowner intends to continue its existing

agricultural and silvicultural uses on all or any portion of the Property, as provided for in this Development Agreement.

SECTION 17. COMMUNITY DEVELOPMENT DISTRICT/UNIT OF SPECIAL PURPOSE GOVERNMENT.

The Landowner has indicated that it may form one (1) or more Community Development Districts or unit of special purpose government (“District”) within the Property pursuant to Chapter 190 or Chapter 189, respectively, (the “District Regulations”). Nothing in this Section shall be construed as approval or consent by the City to the establishment of a District pursuant to the District Regulations and the City expressly maintains all rights available to it pursuant to the above applicable state law related to the proposed establishment of a District. Any District for the Property (or portion thereof) approved pursuant to the District Regulations may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain projects, systems and facilities for the purposes described in the District Regulations. Construction or funding by any such District of all such projects within or outside the boundaries of the District set forth herein or necessary to serve the development approved by this Development Agreement is expressly approved. To the extent any condition under this Development Agreement is met or performed by the District, then the Landowner shall no longer be subject to the development condition.

SECTION 18. STATE STATUTORY REQUIREMENTS FOR DEVELOPMENT AGREEMENTS. It is the intent of the parties that this Development Agreement be recognized as an action of the City and the Landowner under the DA Act, LDC Section 2.14.01(B), the City’s home rule powers and any other authority held by the City to enter into such agreement. LDC Section 2.14.01(D) and any other relevant Code of Ordinances and/or LDC sections are hereby waived, and the provisions of this Development Agreement shall control. For purposes of meeting the minimum

requirements for development agreements in the DA Act, the following additional provisions are hereby made part of this Development Agreement:

(a). For the purposes of this Development Agreement, the contemplated uses, building intensity and maximum building height within the Property are set forth in the MPMU Comp Plan Provisions and this Development Agreement. The proposed population density is per MPMU Comp Plan Provision Policy 1.7.1.4.

(b). A companion Comprehensive Plan amendment is being processed simultaneously with this Development Agreement to amend the future land use designation of the Property from County land use designation Agriculture & Timberlands, Residential-Low Density/Rural Estate and Conservation and City future land use designations of Development of Regional Impact-Mixed Use, Mixed Use and Conservation to MPMU. The current zoning of the Property designated by the County is Agriculture and Rural Mobile Home and by the City as MPD, High Intensity Commercial and Preservation and the proposed zoning is MPD pursuant to this Development Agreement.

(c). As a condition of development, development of the Property will meet the adopted level of service standards in the Comprehensive Plan as set forth in Comprehensive Plan Capital Improvements Element Exhibit 8.1 and Comprehensive Plan Goal 1.3 as are in effect on the Effective Date and consistent with Section 11 (“LOS”). Satisfaction of any applicable LOS may be demonstrated in one (1) or more development agreements between the Landowner and the City with any such development agreement subject to approval by City Council. For purposes of satisfying the LOS for public schools/education, any applicable development agreement shall also be subject to approval by the School District of Flagler County, Florida. If the Landowner is not a party to a development agreement, the applicable party must provide to the City written consent by the Landowner prior to the City and applicable party(ies) beginning negotiations for a development agreement.

(d). The local development permits needed to be approved for development of the Property include the following: Comprehensive Plan amendment, this MPD rezoning and Development Agreement, the approvals subject to the development plan review process in Section 4 above (as applicable) and building permits. Failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Landowner or any applicable developer of the necessity of complying with the law governing said permitting requirements, conditions, term or restriction as provided for herein.

(e). The development of the Property with the densities and intensities set forth herein is consistent with the Comprehensive Plan, as such Comprehensive Plan is contemplated to be amended coincident with this MPD rezoning and Development Agreement and the LDC as set forth herein. This Development Agreement is consistent with the Comprehensive Plan and the LDC.

(f). A conceptual graphic layout of the Property is attached as **Exhibit “B”**.

(g). This Development Agreement is voluntarily entered into in consideration of the benefits inuring to and the rights of the Parties arising thereunder.

SECTION 19. BREACH/ENFORCEMENT.

(a). In the event of a breach hereof by either party, the non-breaching party(ies) shall be entitled to the following rights and remedies: (i) as to a breach by the City, the right of Landowner to a writ of mandamus, if a ministerial duty is involved, or other appropriate action to compel the City to comply with the terms of this Development Agreement and (ii) as to a breach by the Landowner, then the Landowner shall be subject to the remedies provided for in the Code of Ordinances Chapter 2, Article V, Division 1 (Code Enforcement Board) and Chapter 162, Florida Statutes (2026). To the extent Landowner transfers or assigns its rights or portion thereof under this Development Agreement to a third party such that more than one (1) person or entity shall have acquired rights under this

Development Agreement for development of the Property or any portion thereof, a default or breach shall only be against the defaulting party and the other non-breaching parties may continue development of the Property or portion thereof it owns as if no default exists.

(b). The Landowner shall first provide the City written notice of a potential breach prior to acting pursuant to Section 19(a)(i) above. Upon receipt of notice, the City shall be provided thirty (30) days in which to cure the breach to the reasonable satisfaction of the Landowner or if such breach is of a nature which cannot be cured in thirty (30) days, the time period for cure shall be extended to a period as is reasonably necessary to effect a cure. Any breach not ultimately cured by the City as provided for in this Section 19, shall be subject to Section 19(a)(i) above.

(c). The City shall first provide the Landowner (or the applicable entity) written notice of a potential breach prior to acting pursuant to Section 19(a)(ii) above. Upon receipt of notice, the Landowner (or applicable entity) shall be provided thirty (30) days in which to cure the breach to the reasonable satisfaction of the City or if such breach is of a nature which cannot be cured in thirty (30) days, the time period for cure shall be extended to a period as is reasonably necessary to effect a cure. Any breach not ultimately cured by the Landowner (or applicable entity) as provided for in this Section 19, shall be subject to Section 19(a)(ii) above.

SECTION 20. NOTICES.

(a). All notices required or permitted to be given under this Development Agreement must be in writing and delivered to the City or the Landowner at its address set forth below (or such other address as may hereinafter be designated in writing by such party).

(b). Any such notice must be personally delivered or sent by registered or certified mail, overnight courier, facsimile or telecopy.

(c). Any such notice will be deemed effective on the earlier of when received (if sent by hand delivery, overnight courier, telecopy or facsimile) or on that date which is three (3) days after such notice is deposited in the United States mail (if sent by registered or certified mail).

(d). The parties' address for the delivery of all such notices are as follows:

As to the City: City Manager
160 Lake Avenue
Palm Coast, Florida 32164

With a copy to: Douglas Law Firm
Attn: Marcus Duffy, Esq.
100 Southpark Boulevard
St. Augustine, Florida 32086

As to the Landowner: Raydient Palm Coast LLC
Attention: Michael Hahaj
One Rayonier Way
Wildlight, Florida 32097

Raydient Palm Coast LLC
Attention: John Campbell, Esq.
One Rayonier Way
Wildlight, Florida 32097

With a copy to: Driver, McAfee, Hawthorne & Diebenow, PLLC
Attention: Staci Rewis, Esq.
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

SECTION 21. SEVERABILITY.

In the event any portion, Section or Subsection contained herein is declared, determined to be, or adjudged invalid, illegal or unconstitutional by a court of competent jurisdiction, such adjudication shall in no manner affect the approval granted herein, the other portions, Sections or Subsections, which shall remain in full force and effect as if the portion, Section or Subsection so declared,

determined to be or adjudged invalid, illegal or unconstitutional were not originally a part of this Development Agreement.

SECTION 22. SUCCESSORS AND ASSIGNS.

(a). This Development Agreement and the terms and conditions hereof shall be binding upon and inure to the benefit of the City and the Landowner (only as a condition to development of the Property which is owned by the Landowner) and their respective successors and assigns. In addition, the Landowner may assign its rights, obligations and responsibilities under this Development Agreement in whole or in part to a third-party purchaser of all or any part of the Property. Any such assignment shall be in writing, shall not require the prior written consent of all the parties, and shall automatically constitute a release of the Landowner from any development conditions under this Development Agreement which are assigned to and assumed by such third party. The terms and conditions of this Development Agreement similarly shall be binding upon the Property and shall run with the land and the title to the same unless a property owner assigns any such rights, obligations and responsibilities to a third party as set forth herein.

(b). This Development Agreement touches and concerns the Property.

(c). The Landowner and any assignee expressly covenant and agree to this provision and all other terms and provisions of this Development Agreement, as related to any of the Property owned by the Landowner or such assignee.

SECTION 23. DEEDS.

Any conveyance or dedication by the Landowner required as a condition to development under this Development Agreement shall be by special warranty deed.

SECTION 24. GOVERNING LAW/VENUE/COMPLIANCE WITH LAW.

(a). This Development Agreement shall be governed by and construed in accordance with the laws of the State of Florida and as set forth herein.

(b). Venue for any dispute shall be in the Seventh Judicial Circuit Court in and for Flagler County, Florida.

(c). The City and the Landowner have collaborated extensively on the planning and development of the western expansion of the City, which includes the Property, over the last four (4) plus years including with the adoption of the MPMU Comp Plan Provisions. In furtherance of this collaboration the City acknowledges that the Landowner has expended substantial time and resources in master planning the proposed development of the Property and submitting the various land use applications and, by virtue of this Development Agreement, has made substantial development conditions, including but not limited to the provisions for the Greenway Overlay. As a condition to development under this Development Agreement, the Landowner (or a developer or builder) will make substantial investments in construction and development of the Property consistent with this Development Agreement in reliance upon realization of the development rights granted pursuant to this Development Agreement Accordingly, the rights of the Landowner and subsequent developers/builders to construct the development in Sections 5, 8 and 9 herein are intended to be vested rights and shall not be subject to downzoning or unit density reduction or intensity reduction (except as set forth in Section 8(f) above). The City further acknowledges that the Landowner has, by virtue of this Development Agreement, the Comprehensive Plan and the LDC, the right to develop the Property and submit Amendments and/or Minor Modifications to this Development Agreement and is relying on this Development Agreement in developing the Property. The Landowner does not waive any statutory (e.g., Chapter 163, Part II, Florida Statutes) or common law vested right or equitable

estoppel right or any other right under the law (including in Section 6 above) they now have or may acquire in the future to complete development of any portion of the Property in accordance with the applicable state and local laws and ordinances, including this Development Agreement, in effect as of the Effective Date. This Development Agreement contains conditions to develop the Property, and nothing contained in this Development Agreement shall be construed to obligate the Landowner to develop the Property.

SECTION 25. EFFECTIVE DATE.

(a). Within fourteen (14) days of the City entering into this Development Agreement, the City shall record this Development Agreement with the County Clerk of the Circuit Court. The Landowner is responsible for the recording fees.

(b). This Development Agreement shall be effective upon its recordation in the County public records. (the “Effective Date”).

(c). The Property shall be developed subject to this Development Agreement.

SECTION 26. THIRD PARTY RIGHTS.

There are no third-party beneficiaries to this Development Agreement. This Development Agreement is not a third-party beneficiary contract and shall not in any way whatsoever create any rights on behalf of any third party but shall inure to the benefit of the successors or assigns of Landowner, as owners of the Property (or portion thereof).

SECTION 27. COMPLIANCE/TIME IS OF THE ESSENCE.

(a). Strict compliance shall be required with each and every provision of this Development Agreement.

(b). Time is of the essence to this Development Agreement and every right or responsibility required herein shall be performed within the time specified.

SECTION 28. ATTORNEY'S FEES.

In the event of any action to enforce the terms of this Development Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, paralegals' fees, and all costs incurred, whether the same be incurred in pre-litigation negotiation, litigation at the trial or appellate level.

SECTION 29. FORCE MAJEURE.

The parties agree that in the event that the failure by either party to accomplish any action that is a condition of development hereunder within a specific time period ("Time Period") constitutes a default under terms of this Development Agreement and, if such failure is due to unforeseeable or unpredictable event or condition beyond the control of such party including, but not limited to, acts of God, acts of government authority (other than the City's own acts), acts of public enemy or war, terrorism, riots, civil disturbances, power failure, shortages of labor or materials, injunction or other court proceedings beyond the control of such party, severe adverse weather conditions or a pandemic or other public health crisis ("Uncontrollable Event"), then notwithstanding any provision of this Development Agreement to the contrary, that failure shall not constitute a default under this Development Agreement and any Time Period prescribed hereunder shall be extended on a day for day basis by the amount of time that such party was unable to perform solely due to the Uncontrollable Event.

SECTION 30. CAPTIONS.

Section headings and other captions contained in this Development Agreement are for reference purposes only and are in no way intended to describe, interpret, define, or limit the scope, extent or intent of this Development Agreement, or any provision hereof.

SECTION 31. EXHIBITS.

Each exhibit referred to and attached to this Development Agreement is an essential part of this Development Agreement. The exhibits and any modifications or revisions thereto, even if not physically attached hereto, shall be treated as if they are part of this Development Agreement. In the event of a conflict between the language in this Development Agreement and an Exhibit, the Development Agreement language shall control.

SECTION 32. INTERPRETATION/MONITORING OFFICIAL.

(a). The Landowner and the City agree that all words, terms and conditions contained herein are to be read in concert, each with the other, and that a provision contained under one (1) heading/Section may be considered to be equally applicable under another in the interpretation of this Development Agreement unless otherwise stated.

(b). This Development Agreement shall not be construed more strictly against either party on the basis of being the drafter hereof, and both parties have contributed to the drafting of this Development Agreement.

(c). The LUA shall be the local official responsible for monitoring the development for compliance and any interpretations of this Development Agreement consistent with LDC Sections 1.06 and 2.02.03. For purposes of this MPD the LUA responsibilities will be assigned by the City Manager to the appropriate City staff member.

SECTION 33. FURTHER ASSURANCES.

Each party agrees to sign any other further instruments and documents consistent herewith, as may be necessary and proper to give complete effect to the terms of this Development Agreement.

SECTION 34. COUNTERPARTS.

This Development Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one (1) and the same document.

SECTION 35. NON-WAIVER.

Any waivers of the provisions herein shall be made by the parties in writing. Failure of any party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

SECTION 36. ENTIRE AGREEMENT/EFFECT ON PRIOR AGREEMENTS.

This Development Agreement constitutes the entire agreement between the parties and supersedes all previous oral discussions, understandings and agreements of any kind and nature as between the parties relating to the subject matter of this Development Agreement.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the City and the Landowner have caused this Development Agreement to be duly executed by their duly authorized representative(s) as of the date first above written.

WITNESSES:

RAYDIENT PALM COAST LLC

a Delaware limited liability company

Printed Name: _____

By: _____

Printed Name: _____

Address: _____

Its: _____

Printed Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument is hereby acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 2026, by _____, the _____ of Raydient Palm Coast LLC, a Delaware limited liability company, and is authorized to execute this Development Agreement on behalf of the company. He/She is ___ personally known to me or ___ has produced _____ as identification and (did/did not) take an oath.

NOTARY PUBLIC, State of Florida
Name: _____
My Commission Expires: _____
My Commission Number is: _____

ATTEST:

CITY OF PALM COAST, FLORIDA

Kaley Cook, City Clerk

Michael Norris, Mayor

Address: _____

For use and reliance of the Palm Coast
City Council only.
Approved as to form and legally.

City Attorney

Address: _____

STATE OF FLORIDA
COUNTY OF FLAGLER

The foregoing instrument is hereby acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 2026, by Michael Norris, as the Mayor of the City of Palm Coast, Florida, and is authorized to execute this Development Agreement on behalf of the City. He is ___ personally known to me or ___ has produced _____ as identification and (did/did not) take an oath.

NOTARY PUBLIC, State of Florida
Name: _____
My Commission Expires: _____
My Commission Number is: _____

EXHIBIT “A”

PROPERTY

EXHIBIT “B”

MPD MASTER PLAN

EXHIBIT "C"

LAND USE CONVERSION TABLE

EXHIBIT "A"

Flagler County, Florida

TOWNSHIP 10 SOUTH, RANGE 29 EAST

Section 22 - That part lying East of State Road No. 13

Section 23 – All of Section

Section 24 – All of Section

Section 25 – All of Section

Section 26 - That part lying East of the centerline of State Road No. 13

Section 27 - That part lying East of the centerline of State Road No. 13

Section 35 – That part lying East of the centerline of State Road No.13

Section 36 - All of Section

LESS AND EXCEPT from Sections 23 and 24, those portions contained in that instrument recorded in OR Book 2126, Page 557, public records of Flagler County, Florida.

LESS AND EXCEPT from Section 24 that portion described below:

Commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida;

Thence North 89°04'11" East, along the Northerly line of said Section 18, a distance of 1,124.21 feet;

Thence South 16°27'47" East, 1,065.50 feet;

Thence North 77°00'21" West, 1,912.26 feet;

Thence South 82°31'11" West, 650.64 feet;

Thence South 20°02'18" East, 3,199.59 feet;

Thence South 00°31'26" East, 586.96 feet to the arc of a curve leading Southwesterly;

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Section 24 - Less & Except Cont'd

Thence Southwesterly, along and around the arc of said curve, concave Southeasterly, having a radius of 1,275.47 feet, an arc distance of 1,702.71 feet, said arc being subtended by a chord bearing and distance of South 23°42'37" West, 1,579.07 feet;

Thence South 12°22'44" East, 1,072.22 feet to the Point of Beginning;
Thence North 88°25'50" West, 2,797.59 feet;
Thence South 22°00'06" West, 61.82 feet;
Thence South 00°00'00" East, 121.03 feet;
Thence South 39°27'07" East, 227.97 feet;
Thence South 08°08'04" East, 109.39 feet;
Thence South 32°06'19" West, 269.05 feet;
Thence South 21°40'30" East, 298.90 feet;
Thence South 58°28'03" East, 183.10 feet;
Thence South 19°34'17" East, 272.45 feet;
Thence South 43°51'34" East, 154.26 feet;
Thence South 30°37'49" East, 424.79 feet;
Thence South 14°52'31" East, 150.13 feet;
Thence South 36°28'48" East, 356.39 feet;
Thence South 53°05'21" East, 129.75 feet;
Thence North 36°20'11" East 123.29 feet;
Thence North 07°45'20" East, 121.14 feet;
Thence North 76°33'30" East, 89.21 feet;
Thence South 38°40'11" East, 405.96 feet;
Thence North 87°10'09" East, 153.20 feet;
Thence North 30°39'11" East, 209.65 feet;
Thence North 05°11'49" East, 90.24 feet;
Thence South 68°01'22" East, 179.68 feet;
Thence South 45°57'38" East, 198.08 feet;
Thence North 69°03'15" East, 158.21 feet;
Thence North 11°20'06" East, 96.92 feet;
Thence North 75°46'52" East, 92.10 feet;
Thence South 26°07'32" East, 71.39 feet;
Thence South 71°22'57" East, 163.45 feet;
Thence North 90°00'00" East, 53.44 feet;
Thence North 65°41'09" East, 50.37 feet;
Thence North 31°09'56" East, 98.41 feet;
Thence North 01°52'11" West, 268.15 feet;
Thence North 36°12'30" East, 90.56 feet;
Thence North 31°15'09" West, 89.68 feet;

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Section 24 - Less & Except Cont'd

Thence North 68°23'14" West, 75.07 feet;
Thence North 11°30'46" East, 69.47 feet;
Thence North 90°00'00" East, 228.87 feet;
Thence North 68°16'34" East, 9.83 feet;

Thence North 05°33'16" East, 500.82 feet to the Point of curvature of a curve leading Northerly;

Thence Northerly along and around the arc of said curve, concave Westerly, having a radius of 825.56 feet, an arc distance of 76.93 feet, said arc being subtended by a chord bearing and distance of North 02°53'05" East, 76.90 feet to the Point of Tangency of said curve;

Thence North 00°12'55" East, 580.03 feet to the Point of curvature of a curve leading Northerly;

Thence Northerly, along and around the arc of said curve, concave Westerly, having a radius of 825.56 feet, an arc distance of 181.39 feet, said arc being subtended by a chord bearing and distance of North 06°04'45" West, 181.03 feet to the Point of Tangency of said curve;

Thence North 12°22'25" West, 224.48 feet to the Point of Beginning.

LESS AND EXCEPT from Section 22 that portion described below:

Commence at the Northeast corner of said Section 23-T10S-R29E, Flagler County, Florida;

Thence South 89°34'20" West along the Northerly line of said Section 23, a distance of 602.50 feet;

Thence North 07°25'53" West, 171.04 feet;
Thence North 43°16'05" West, 190.84 feet;
Thence North 41°41'02" West, 165.44 feet;
Thence North 03°54'02" West, 217.25 feet;
Thence North 54°30'41" West, 408.60 feet;
Thence South 88°16'08" West, 639.02 feet;
Thence South 56°06'25" West, 1,749.51 feet;
Thence South 89°42'01" West, 1,536.55 feet;
Thence North 89°01'30" West, 936.13 feet;
Thence North 89°57'43" West, 3,139.54 feet to the Point of Beginning;

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Section 22 - Less & Except Cont'd

Thence continue North 89°57'43" West, 101.55 feet to a line lying 50 feet East of and parallel with, when measured at right angles to the centerline of Old Brick Road (as now established), said line being the Westerly line of those lands described and recorded in OR book 1558, Page 679 of said public records, and the Easterly line of those lands described and recorded in OR Book 1404, Page 1753 of said public records;

Thence Southeasterly along last said line, run the following ten (10) courses and distances:

Course No. 1: South 09°59'58" East, 134.60 feet;
Course No. 2: South 09°25'15" East, 345.62 feet;
Course No. 3: South 10°43'37" East, 121.88 feet;
Course No. 4: South 14°27'44" East, 48.36 feet;
Course No. 5: South 16°32'58" East, 51.96 feet;
Course No. 6: South 18°24'59" East, 94.72 feet;
Course No. 7: South 20°52'15" East, 399.35 feet;
Course No. 8: South 20°22'19" East, 1,878.37 feet;
Course No. 9: South 20°52'53" East, 155.63 feet;
Course No. 10: South 20°23'01" East, 688.76 feet;

Thence North 83°18'33" East, 102.92 feet;
Thence North 20°23'01" West, 713.56 feet;
Thence North 20°52'53" West, 155.62 feet;
Thence North 20°22'19" West, 1,878.36 feet;
Thence North 20°52'15" West, 397.65 feet;
Thence North 18°24'59" West, 90.95 feet;
Thence North 16°32'58" West, 48.51 feet;
Thence North 14°27'44" West, 43.27 feet;
Thence North 10°43'37" West, 117.47 feet;
Thence North 09°25'15" West, 344.99 feet;
Thence North 09°59'58" West, 117.40 feet, to the Point of Beginning.

LESS AND EXCEPT from Sections 22, 23 and 24 that portion of the lands contained in the following description (also known as Mitigation Bank Phase 3 Parcel No. 2):

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Sections 22, 23 and 24 - Less & Except Cont'd

A portion of Section 14, Township 10 South, Range 29 East, St. Johns County, Florida, and a portion of Sections 22, 23 and 24, Township 10 South, Range 29 East, Flagler County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 23;

Thence South $89^{\circ}34'20''$ West, along the Northerly line of said Section 23, a distance of 602.50 feet to the Point of Beginning;

Thence North $07^{\circ}25'53''$ West, 171.04 feet;

Thence North $43^{\circ}16'05''$ West, 190.84 feet;

Thence North $41^{\circ}41'02''$ West, 165.44 feet;

Thence North $03^{\circ}54'02''$ West, 217.25 feet;

Thence North $54^{\circ}30'41''$ West, 408.60 feet;

Thence South $88^{\circ}16'08''$ West, 639.02 feet;

Thence South $56^{\circ}06'25''$ West, 1,749.51 feet;

Thence South $89^{\circ}42'01''$ West 1,536.55 feet;

Thence North $89^{\circ}01'30''$ West, 936.13 feet;

Thence North $89^{\circ}57'43''$ West, 3,139.53 feet to a line lying 150.00 feet East of and parallel with, when measured at right angles to the centerline of Old Brick Road (as now established), said line being the westerly line of those lands described and recorded in OR Book 1558, Page 679 of said public records, and the easterly line of those lands described and recorded in OR Book 565, Page 444 of said public records;

Thence Southeasterly along last said line, run the following ten (10) courses and distances:

Course No. 1: South $09^{\circ}59'58''$ East, 117.40 feet;

Course No. 2: South $09^{\circ}25'15''$ East, 344.99 feet;

Course No. 3: South $10^{\circ}43'37''$ East, 117.47 feet;

Course No. 4: South $14^{\circ}27'44''$ East, 43.27 feet;

Course No. 5: South $16^{\circ}32'58''$ East, 48.51 feet;

Course No. 6: South $18^{\circ}24'59''$ East, 90.95 feet;

Course No. 7: South $20^{\circ}52'15''$ East, 397.65 feet;

Course No. 8: South $20^{\circ}22'19''$ East, 1,878.36 feet;

Course No. 9: South $20^{\circ}52'53''$ East, 155.62 feet;

Course No. 10: South $20^{\circ}23'01''$ East, 713.56 feet;

TOWNSHIP 10 SOUTH, RANGE 29 EAST
Sections 22, 23 and 24 - Less & Except Cont'd

Thence North 83°18'27" East, 7,475 feet;
Thence North 02°20'27" West, 1,232.90 feet;
Thence North 53°24'43" East, 1,186.70 feet;
Thence North 42°58'16" West, 178.59 feet;
Thence South 84°24'59" West, 442.50 feet;
Thence North 86°49'42" West, 215.31 feet;
Thence North 42°42'34" West 273.53 feet;
Thence North 45°00'00" West, 262.38 feet;
Thence North 16°41'57" West, 322.83 feet;
Thence North 07°25'53" West, 187.57 feet to the Point of Beginning.

TOWNSHIP 11 SOUTH, RANGE 29 EAST

Section 1 - That part lying East of centerline of State Road No. 13.

Section 2 - That part of the East 1/2 lying East of centerline of State Road No. 13.

Section 12 - All except right of way of Highway 13 a/k/a Brick Road.

Section 13 - All except right of way of Highway 13 a/k/a Brick Road;

Section 14 - All of Section Except Florida East Coast Railroad right of way.

Section 15 - All of Section lying East of lands conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

LESS the N 1/2 of N 1/2;

Section 22 - That portion lying East of that parcel conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

TOWNSHIP 11 SOUTH, RANGE 29 EAST – Cont'd

Section 23 - All of Section lying East of lands conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

Section 24 - All of Section **Except** Florida East Coast Railroad right of way;

FURTHER LESS AND EXCEPT lands conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

Section 25 - That portion lying East that parcel conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

Section 36 - That portion lying East that parcel conveyed to Florida Power & Light Company in that Special Warranty Deed from Container Corporation of America, recorded in OR Book 213, Page 795, Flagler County Records.

TOWNSHIP 10 SOUTH, RANGE 30 EAST

Sections 9 and 47 - A portion of Section 9 and a portion of the Martin Hernandez Grant, Section 47, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the most Southerly corner of the said Martin Hernandez Grant, Section 47;

Thence North 54°22'31" East, along the Southeasterly line of said Section 47, a distance of 2083.95 feet to the Easterly right of way line of the Florida East Coast Railway (a variable width right of way, as now established);

Thence continue North 54°22'31" East, along the Southeasterly line of Section 47 and the Easterly right of way line of the Florida East Coast Railway, 139.63 feet;

Thence North 09°09'48" West, departing said Southeasterly line of Section 47, continuing along said easterly right of way line of the Florida East Coast Railway, 1086.14 feet;

Thence North 09°09'26" West, continuing along last said line, 51.01 feet to the Point of Beginning;

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Sections 9 and 47 - Cont'd

Thence continue North $09^{\circ}09'26''$ West, along last said line, 429.17 feet;

Thence North $53^{\circ}08'46''$ East, 293.65 feet;
Thence North $09^{\circ}09'26''$ West, 369.47 feet;
Thence North $59^{\circ}03'12''$ East, 1221.29 feet;
Thence South $23^{\circ}47'57''$ East, 206.79 feet;

Thence North $53^{\circ}08'46''$ East, 298.22 feet to the point of curvature of a curve leading easterly;

Thence Easterly, along and around the arc of said curve, concave southerly, having a radius of 1140.00 feet, an arc distance of 1102.11 feet, said arc being subtended by a chord bearing and distance of North $80^{\circ}50'30''$ East, 1059.69 feet;

Thence North $83^{\circ}31'35''$ East, 1062.86 feet;

Thence North $38^{\circ}01'56''$ East, 126.33 feet to the westerly right of way line of U.S. Highway No. 1 (a 225 foot right of way, as now established);

Thence South $08^{\circ}28'32''$ East, along last said line, 986.40 feet to the Southerly line of those lands designated parcel CMP 2-17W, described and recorded in Official Records Book 546, Page 1197 of the Public Records of said County;

Thence Northwesterly, Westerly and Southwesterly, along last said line, run the following three (3) courses and distances:

Course No. 1: North $74^{\circ}10'25''$ West, 1490.98 feet to the point of curvature of a curve leading westerly;

Course No. 2: Westerly, along last said line and along and around the Arc of said curve, concave southerly, having a Radius of 760.00 feet, an Arc distance of 698.78 feet, said Arc being subtended by a Chord bearing and distance of South $79^{\circ}29'10''$ West, 674.42 feet to the point of tangency of said curve;

Course No. 3: South $53^{\circ}08'46''$ West, 2131.17 feet to the Point of Beginning;

TOWNSHIP 10 SOUTH, RANGE 30 EAST – Cont'd

Sections 17 and 47 - All that part of Sections 17 and 47 lying West of the Florida East Coast Railway right-of-way Flagler County, FL,

LESS AND EXCEPT That portion of Sections 17 and 47 described as Parcel CMP 2-1 in that instrument recorded in OR Book 0545, Page 1611, Public Records of Flagler County, Florida;

TOGETHER WITH a portion of Section 17 and a portion of the Martin Hernandez Grant, Section 47, Township 10 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

Begin at the southwest corner of said Section 17;

Thence North $00^{\circ}36'33''$ West, along the Westerly line of said Section 17, a distance of 2664.61 feet;

Thence North $89^{\circ}01'59''$ East, 879.21 feet;

Thence North $02^{\circ}16'42''$ East, 1105.85 feet;

Thence North $04^{\circ}32'07''$ East, 1041.09 feet;

Thence South $88^{\circ}11'29''$ East, 839.92 feet;

Thence North $56^{\circ}36'09''$ East, 817.26 feet to the Westerly right of way line of the Florida East Coast Railway (a variable width right of way, as now established);

Thence South $09^{\circ}09'26''$ East, along last said line, 274.80 feet;

Thence South $09^{\circ}09'48''$ East, continuing along last said line, 141.93 feet to the easterly line of those lands designated parcel CMP 2-1, described and recorded in Official Records Book 546, Page 1 197 of the Public Records of said County;

Thence southwesterly and southerly, along last said line, run the following three (3) courses and distances:

Course No. 1: South $56^{\circ}36'09''$ West, 1279.07 feet to a point of Curvature of a curve leading southwesterly;

Course No. 2: southwesterly, along and around the Arc of said curve, concave southeasterly, having a Radius of 500.00 feet, an Arc distance of 474.07 feet, said Arc being subtended by a Chord bearing and distance of South $29^{\circ}26'25''$ West, 456.51 feet to the Point of Tangency of said Curve;

Course No. 3: South $02^{\circ}16'42''$ West, 3725.05 feet to the southerly line of said Section 17;

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Sections 17 and 47 - Cont'd

Thence South 89°28'29" West, along last said line, 1124.91 feet to the Point of Beginning.

LESS AND EXCEPT those parcels conveyed to Flagler County, Florida, by Special Warranty Deed from Raydient Palm Coast LLC, recorded June 16, 2025, as Instrument No. 2025024964 in OR Book 2968, Page 232, Flagler County, Florida, described as follows:

Parcel A

A portion of Sections 9 and 47 of the Martin Hernandez Grant, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Beginning commence at the Northeast corner of Freedom at Sawmill Phase 7A, recorded in Map Book 42, page 67 of said Public Records, thence North 74°10'00" West, along the Northerly line of said Freedom at Sawmill Phase 7A and along the Northerly line of those lands described and recorded in Official Records Book 1660, page 894, of said Public Records, a distance of 1491.11 feet to the point of curvature of a curve concave Southerly having a radius of 760.00 feet; thence Westerly continuing along said Northerly line of Official Records Book 1660, page 894 and along the arc of said curve, through a central angle of 52°40'00", an arc length of 698.60 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 79°30'00" West, 674.26 feet; thence South 53°10'00" West, continuing along said last said Northerly line, 2131.60 feet to the Southwesterly corner of those lands designated Parcel CMP 2-17W, described and recorded in Official Records Book 546, page 1197, said corner lying on the Easterly right of way line of the Florida East Coast Railway, a 400 foot right of way as presently established; thence North 09°08'39" West, along said Easterly right of way line, 427.63 feet to the Northwest corner of those lands designated Parcel 2, described and recorded in Official Records Book 2282, page 1695, of said Public Records; thence along the Northerly line of said lands described in Official Records Book 2282, page 1695 the following 6 courses; Course 1, thence North 53° 10' 00" East, 294.18 feet; Course 2, thence North 09°09'32" West, 369.93 feet; Course 3, thence North 59°03'40" East, 1221.29 feet; Course 4, thence South 23°47'39" East, 206.51 feet; Course 5, thence North 53°10'00" East, 298.65 feet to the point of curvature of a

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Less and Except Sections 9 and 47 – Cont'd

curve concave Southerly having a radius of 1139.66 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of $53^{\circ} 24' 40''$, an arc length of 1062.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $79^{\circ} 52' 20''$ East, 1024.34 feet; thence Due South, departing said Southerly line and along a non-tangent line, 311.38 feet to a point lying on the Northerly line of Ranch House Grade, an 80 foot private road easement recorded in Official Records Book 545, page 1645, of said Public Records; thence South $74^{\circ} 10' 00''$ East, along said Northerly line, 1355.17 feet to the Northeast corner of said lands described in Official Records Book 545, page 1645 a point lying on the Westerly right of way line of US Highway No. 1, a public variable width right of way as presently established; thence South $08^{\circ} 29' 47''$ East, along said Westerly right of way line, 87.80 feet to the Point of Beginning.

Containing 36.31 acres, more or less.

TOWNSHIP 10 SOUTH, RANGE 30 EAST
LESS AND EXCEPT – Cont'd

Parcel B1

A portion of Sections 17 and 47 of the Martin Hernandez Grant, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida; thence North $89^{\circ} 04' 09''$ East along the Northerly line of said Section 18, a distance of 1124.07 feet to the Northeast corner of lands designated Parcel 2, described and recorded in Official Records Book 2126, page 557, of said Public Records, also being the Southerly line of those lands designated Parcel CMP 2-1, described and recorded in Official Records Book 546, page 1197, of said Public Records; thence continue North $89^{\circ} 04' 09''$ East, along last said lines, a distance of 1519.42 feet to the Northwest corner of those lands described and recorded in Official Records Book 2126, page 551, of said Public Records; thence South $00^{\circ} 52' 53''$ East, departing

TOWNSHIP 10 SOUTH, RANGE 30 EAST

LESS AND EXCEPT Sections 17 and 47 – Parcel B1 - Cont'd

Last said Southerly line and said Northerly line of Section 18, along the Westerly line of said lands described in Official Records Book 2126, page 551 and along the Westerly lines of lands described in Official Records Book 1723, page 845 and Official Records Book 2112, page 844, of said Public Records, a distance of 2636.59 feet to the Southwest corner of those lands described and recorded in Official Records Book 2112, page 844 of said Public Records; thence North 89°02'19" East, along the Southerly line of last said lands and along the Southerly lines of lands described in Official Records Book 2082, page 1188, Official Records Book 1570, page 1661 and Official Records Book 546, page 1197, a distance of 2645.73 feet to the Point of Beginning.

From said Point of Beginning; thence continue along said Southerly line of lands described in Official Records Book 546, page 1197 the following 5 courses; Course 1, thence North 89°05'46" East, 879.78 feet; Course 2, thence North 02°16'39" East, 1105.87 feet;

Course 3, thence North 04°30' 10" East, 1041.91 feet; Course 4, thence South 88°11'03" East, 839.77 feet; Course 5, thence North 56°36'09" East, 816.87 feet to the Westerly right of way line of the Florida East Coast Railway; thence along said Westerly right of way line of the Florida East Coast Railway the following 3 Courses: Course 1, thence South 09°08'39" East, 1563.77 feet; Course 2, thence North 54°26'10" East, 139.34 feet; Course 3, thence South 09°08'39" East, 334.99 feet; thence South 54°26'10" West, departing said Westerly right of way line, 1829.63 feet; thence South 89°05'46" West, 1448.80 feet to a point lying on the Westerly line of said Section 17; thence North 00°55'57" West, along said Westerly line, 300.00 feet to the Point of Beginning.

Containing 97.17, acres more or less.

TOWNSHIP 10 SOUTH, RANGE 30 EAST - Cont'd

Section 18 - NW 1/4 of NE 1/4; W 1/2; SE 1/4

LESS AND EXCEPT from Section 18 that portion conveyed in that instrument recorded in OR Book 2126, Page 551, Public Records of Flagler County, Florida;

TOWNSHIP 10 SOUTH, RANGE 30 EAST

Less and Except Section 18 - Cont'd

LESS AND EXCEPT that portion contained in Conservation Easement conveyed to St. Johns River Water Management District recorded in OR Book 2126, Page 557, Public Records of Flagler County, Florida.

LESS AND EXCEPT those parcels conveyed to Flagler County, Florida, by Special Warranty Deed from Raydient Palm Coast LLC, recorded June 16, 2025, as Instrument No. 2025024964 in OR Book 2968, Page 232, Flagler County, Florida, described as follows:

Parcel B2

A portion of Section 18, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida; thence North 89° 04' 09" East along the Northerly line of said Section 18, a distance of 1124.07 feet to the Northeast corner of lands designated Parcel 2, described and recorded in Official Records Book 2126, page 557, of said Public Records, also being the Southerly line of those lands designated Parcel CMP 2-1, described and recorded in Official Records Book 546, page 1197, of said Public Records; thence continue North 89°04'09" East, along last said lines, a distance of 1519.42 feet to the Northwest corner of those lands described and recorded in Official Records Book 2126, page 551, of said Public Records; thence South 00°52'53" East, departing last said Southerly line and said Northerly line of Section 18, along the Westerly line of said lands described in Official Records Book 2126, page 551 and along the Westerly lines of lands described in Official Records Book 1723, page 845 and Official Records Book 2112, page 844, of said Public Records, a distance of 2636.59 feet to the Southwest corner of those lands described and recorded in Official Records Book 2112, page 844 of said Public Records for the Point of Beginning.

From said Point of Beginning; thence North 89°02'19" East, along the Southerly line of last said lands and along the Southerly lines of lands described in Official Records Book 2082, page 1188, Official Records Book 1570, page 1661 and Official Records Book 546, page 1197, a distance of 2645.73 feet to a point lying on the Easterly line of said Section 18; thence South 00°55'57" East, along said Easterly line, 300.00 feet; thence South 89°02'19" West, departing said Easterly line, 1120.03 feet; thence South 00°57'41" East, 740.00 feet; thence South 89°02'19" West, 1252.09 feet;

TOWNSHIP 10 SOUTH, RANGE 30 EAST

Less and Except Section 18 - Parcel B-2 - Cont'd

thence North 16°17'16" West, 1034.80 feet; thence North 00°52'53" West, 42.00 feet to the Point of Beginning.

Containing 41.01, acres more or less.

TOWNSHIP 10 SOUTH, RANGE 30 EAST

LESS AND EXCEPT – Cont'd

Parcel C

A portion of Section 18, Township 10 South, Range 30 East, Flagler County Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 18, Township 10 South, Range 30 East, Flagler County, Florida; thence North 89°04'09" East along the Northerly line of said section 18, 1124.07 feet to the Northeast corner of lands designated Parcel 2, described and recorded in Official Records Book 2126, Page 557, of said Public Records, said corner lying on the Northerly line of said Section 18, also being the Southerly line of those lands designated Parcel CMP 2-1, described and recorded in Official Records Book 546, page 1197, of said Public Records for the Point of Beginning.

From said Point of Beginning, thence continue North 89°04'09" East, along last said lines, a distance of 1519.42 feet to the Northwest corner of those lands described and recorded in Official Records Book 2126, page 551, of said Public Records; thence South 00°52'53" East, departing last said Southerly line and said Northerly line of Section 18, along the Westerly line of lands described in said Official Records Book 2126, page 551 and along the Westerly lines of lands described in Official Records Book 1723, page 845 and Official Records Book 2112, page 844, of said Public Records, a distance of 2636.59 feet to the Southwest corner of lands described in said Official Records Book 2112, page 844; thence continue South 00° 52'53" East, along the Southerly prolongation of said Westerly line of lands described in Official Records Book 2112, page 844, a distance of 42.00 feet; thence South 88°34'51" West, 2392.58 feet; thence North 18°52'24" West, 826.04 feet to a point lying on the Westerly line of said Section 18, said line being the dividing line between said Flagler County

TOWNSHIP 10 SOUTH, RANGE 30 EAST

Less and Except Section 18 - Parcel C - Cont'd

and St. Johns County; thence North 00°45'27" West, along said Westerly line of Section 18, a distance of 1236.47 feet to the Southerly line of the portion of designated Parcel 2 lying within Section 18, Southwest corner of those lands described and recorded in Official Records Book 2126, page 557, of said Public Records; thence South 77°00'12" East, along the Southerly line of last said lands, 1454.18 feet to the Southeast corner thereof; thence North 16°27'42" West, along the Easterly line of lands designated Parcel 2, described in said Official Records Book 2126, page 557, a distance of 1065.56 feet to the Point of Beginning.

Containing 136.88 acres, more or less.

Section 19 - All of Section

Section 20 - All that part lying West of the Florida East Coast Railway right-of-way;

LESS AND EXCEPT well site SW-128, more particularly described as a parcel of land lying in Government Section 20, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 10 South, Range 30 East, Flagler County, Florida; thence North 00°26'40" West, along the West line of said Section 20, a distance of 1,354.63 feet; thence North 38°42'01" East, departing the West line of said Section 20, a distance of 178.37 feet to the Point of Beginning of this description; thence North 51°17'59" West, a distance of 70.00 feet; thence North 38°42'01" East, a distance of 100 feet; thence South 51°17'59" East, a distance of 70.00 feet; thence South 38°42'01" West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acres, more or less.

Section 29 - All that part lying West of the Florida East Coast Railway right-of-way;

LESS AND EXCEPT well site SW-133, more particularly described as a parcel of land lying in Government Section 29, Township 10 South, Range 30 East, being more particularly described as follows:

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Section 29 Less and Except – Cont'd

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 89°48'24" West along the North line of said Section 32, a distance of 2,764.38 feet; thence North 17°36'05" West, departing said North line of Section 32, a distance of 1,462.39 feet; thence North 12°00'45" West, a distance of 2,909.78 feet; thence North 77°59'15" East, a distance of 174.49 feet to the Point of Beginning of this description; thence North 12°00'45" West, a distance of 100.00 feet; thence North 77°59'15" East, a distance of 70.00 feet; thence South 12°00'45" East, a distance of 100.00 feet; thence South 77°59'15" West, a distance of 70.00 feet to the Point of Beginning.

LESS AND EXCEPT well site SW-134, more particularly described as a parcel of land lying in Government Section 29, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 89°48'24" West along the North line of said Section 32, a distance of 2,816.78 feet; thence North 17°36'05" West, departing said North line of Section 32, a distance of 330.96 feet; thence South 72°23'55" West, a distance of 38.10 feet to the Point of Beginning of this description; thence continue South 72°23'55" West, a distance of 70.00 feet; thence North 17°36'05" West, a distance of 100.00 feet; thence North 72°23'55" East, a distance of 70.00 feet; thence South 17°36'05" East, a distance of 100.00 feet to the Point of Beginning.

Section 30 - All of Section

LESS AND EXCEPT well site SW-129, more particularly described as a parcel of land lying in Government Section 30, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 30, Township 10 South, Range 30 East, Flagler County, Florida; thence South 89°23'58" West along the North line of said Section 30, a distance of 1,414.24 feet; thence South 00°51'56" East, departing the North line of said Section 30, a distance of 449.81 feet; thence South 02°27'15" West, a distance of 87.89 feet to the Point of Beginning of this description; thence North 87°32'45" East, a distance of 70.00 feet; thence South 02°27'15" East, a distance of 100.00 feet; thence South 87°32'45" West, a distance of

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Section 30 Less and Except - Cont'd

70.00 feet; thence North 02°27'14" West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

LESS AND EXCEPT well site SW-141, more particularly described as a parcel of land lying in Government Section 30, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 30, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°51'06"W along the South line of said Section 30, a distance of 826.15 feet; thence North 29°03'37" East, departing the South line of said Section 30, a distance of 685.63 feet; thence North 00°43'56" West, a distance of 384.36 feet; thence North 19°12'00" West, a distance of 620.25 feet; thence North 20°56'10" West, a distance of 98 1.43 feet to the Point of Beginning of this description; thence continue North 20°56'10" West, a distance of 100.00 feet; thence North 69°03'50" East, a distance of 70.00 feet; thence South 20°56'10" East, a distance of 100 feet; thence South 69°03'50" West, a distance of 70.00 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

LESS AND EXCEPT well site SW-142, more particularly described as a parcel of land lying in Government Section 30, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 30, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°51'06" West along the South line of said Section 30, a distance of 826.15 feet; thence North 29°03'37" East, departing said South line of Section 30, a distance of 685.63 feet; thence North 00°43'56" West, a distance of 10.77 feet to the Point of Beginning of this description; thence continue North 00-43'56" West, a distance of 100.29 feet; thence South 86°20'44" East, a distance of 77.67 feet; thence South 03°39'16" West, a distance of 100.00 feet; thence North 86°20'44" West, a distance of 70.00 feet to the Point of Beginning. Said parcel containing 0.17 acre, more or less.

Section 31 - All of Section

LESS AND EXCEPT well site SW-144, more particularly described as a parcel of land lying in Government Section 31, Township 10 South, Range 30 East, being more particularly described as follows:

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Section 31 Less and Except - Cont'd

Commence at the Northeast corner of Section 31, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°51'06" West along the North line of said Section 31, a distance of 826.15 feet; thence South 29°03'37" West, departing North line of said Section 31, a distance of 209.32 feet; thence South 10°58'14" West, a distance of 817.88 feet; thence South 79°01'46" East, a distance of 441.13 feet to the Point of Beginning of this description; thence continue South 79°01'46" East, a distance of 70.00 feet; thence South 10°58'14" West, a distance of 100.00 feet; thence North 79°01'46" West, a distance of 70.00 feet; thence North 10°58'14" East, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

LESS AND EXCEPT well site SW-145, more particularly described as a parcel of land lying in Government Section 31, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 31, Township 10 South, Range 30 East, Flagler County, Florida; thence North 00°38'19" East along the East line of said Section 31, a distance of 1,948.83 feet; thence South 86°29'52" West, departing said East line of Section 31, a distance of 815.96 feet to the Point of Beginning of this description; thence continue South 86°29'52" West, a distance of 106.45 feet; thence North 05°55'18" East, a distance of 70.96 feet; thence North 86°29'52" East, a distance of 83.85 feet; thence South 34°46'53" East, a distance of 21.15 feet; thence South 03°30'08" East, a distance of 51.93 feet to the Point of beginning. Said parcel containing 0.16 acre, more or less.

Section 32 - All of Section

LESS AND EXCEPT the right-of-way of the Florida East Coast Railway.

LESS AND EXCEPT well site SW-135, more particularly described as a parcel of land lying in Government Section 32, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 00°40'42" East along the East line of Section 32, Township 10, Range 30 East, Flagler

TOWNSHIP 10 SOUTH, RANGE 30 EAST
Section 32 - Less and Except - Cont'd

County, Florida, a distance of 1,532.01 feet to a point on the West line of the Florida East Coast Railroad, a 150 right of way as now established; thence North 09°09'52" West along said West right of way line and departing said East section line, a distance of 91.96 feet; thence South 84°02'41" West, departing said West right of way line, a distance of 108.81 feet; thence South 71°41'49" West, a distance of 1,014.82 feet; thence South 70°35'28" West, a distance of 442.50 feet to the Point of Beginning of this description; thence continue South 70°35'28" West, a distance of 100 feet; thence North 19°24'32" West, a distance of 70.00 feet; thence North 70°35'28" East, a distance of 100 feet; thence South 19°24'32" East, a distance of 70.00 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less. Together with a 200-foot radius from the center point of shown well per Ordinance Number 98-11, 9-8-98.

LESS AND EXCEPT well site SW-146, more particularly described as a parcel of land lying in Government Section 32, Township 10 South, Range 30 East, being more particularly described as follows:

Commence at the Northeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 00°38'19" West along the West line of said Section 32, a distance of 3,291.15 feet; thence North 86°29'52" East, departing said West line of Section 32, a distance of 799.45 feet; thence North 64°50'10" East, a distance of 93.54 feet; thence North 54°54'40" East, a distance of 582.70 feet to the Point of Beginning of this description; thence North 35°05'20" West, a distance of 70.00 feet; thence North 54°54'40" East, a distance of 100 feet; thence South 35°05'20" East, a distance of 70.00 feet; thence South 54°54'40" West, a distance of 100.00 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

TOWNSHIP 10 SOUTH, RANGE 30 EAST

Section 33 - That portion of Section 33 lying West of the Florida East Coast Railway right-of-way.

TOWNSHIP 11 SOUTH, RANGE 30 EAST – Cont'd

Section 4 - All of Section lying West of the Florida East Coast Railway right-of-way;

Section 5 - All of Section

LESS AND EXCEPT the following Palm Coast Utility Corp, well site SW- 115 (description furnished by Palm Coast Utility Corp).

A parcel of land lying in Government Section 5, Township 1 1 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

From a Point of Reference being the Southeast corner of said Section 5; Thence South $88^{\circ}35'11''$ West 1670.47 feet along the southerly boundary line of said Section 5; Thence departing said southerly boundary line North $01^{\circ}24'49''$ West 97.40 feet to the Point of Beginning of this description; Thence South $64^{\circ}53'51''$ West 84.19 feet; Thence North $25^{\circ}06'09''$ West 100.00 feet; Thence North $64^{\circ}53'51''$ East 84.19 feet; Thence South $25^{\circ}06'09''$ East 100 feet to the Point of Beginning of this description. Excepting parcel containing 0.19 acre, more or less.

LESS AND EXCEPT well site SW-127, more particularly described as a parcel of land lying in Government Section 5, Township 11 South, Range 30 East, being more particularly described as follows:

Commence at the Southeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South $88^{\circ}57'21''$ West along the South line of said Section 32, a distance of 3,017.14 feet; thence South $14^{\circ}02'57''$ East, departing said South line of Section 32, a distance of 3,005.72 feet to the Point of Beginning of this description; thence North $75^{\circ}57'03''$ East, a distance of 70.00 feet; thence South $14^{\circ}02'57''$ East, a distance of 100.00 feet; thence South $75^{\circ}57'03''$ West, a distance of 70.00 feet; thence North $14^{\circ}02'57''$ West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acres, more or less.

LESS AND EXCEPT well site SW-136, more particularly described as a parcel of land lying in Government Section 5, Township 11 South, Range 30 East, being more particularly described as follows:

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 5 Less and Except - Cont'd

Commence at the Southeast corner of Section 32, Township 10 South, Range 30 East, Flagler County, Florida; thence South 88°57'21" West along the South line of said Section 32, a distance of 3,017.14 feet;

Thence South 14°02'57" East, departing said South line of Section 32, a distance of 454.91 feet to the Point of Beginning of this description; thence North 75°57'03" East, a distance of 70.00 feet; thence South 14°02'57" East, a distance of 100 feet; thence South 75°57'03" West, a distance of 70.00 feet; thence North 14°02'57" West, a distance of 100 feet to the Point of Beginning. Said parcel containing 0.16 acre, more or less.

Section 6 - All of Section

Section 7 - All of Section

Section 8 - All of Section

LESS AND EXCEPT the following Palm Coast Utility Corp. Well site SW-114, (description furnished by Palm Coast Utility Corp.)

A parcel of land lying in Government Section 8, Township 11 South, Range 30 East, Flagler County, Florida, being more particularly described as follows:

From a Point of Reference being the Northeast corner of said Government Section 8; Thence South 01°12'30" West 1158.40 feet along the easterly boundary line of said Section 8; Thence departing said easterly boundary line North 88°47'30" West 334.35 feet to the Point of Beginning of this description; Thence South 10°21'36" West 60.00 feet; Thence North 79°38'24" West 60.00 feet; Thence North 10°21'36" East 60.00 feet; Thence South 79°38'24" East 60.00 feet to the Point of Beginning of this description, containing 0.08 acres, more or less.

Section 9 - All that part lying West of the Florida East Coast Railway right-of-way;

Section 16 - That portion of Section 16 lying West of the westerly right of way line of the Florida East Coast Railway (150-foot right-of-way), containing 317.5177 acres, more or less;

TOWNSHIP 11 SOUTH, RANGE 30 EAST - Cont'd

Section 17 - The North 1/2 of the North 1/2; the SE 1/4 of the NW 1/4; the SE 1/4 of NE 1/4; the E 1/2 of SE 1/4; the E 3/4 of NW 1/4 of SE 1/4; The SW 1/4 of NW 1/4 and NW 1/4 of SW 1/4;

Section 18 - All of Section **Except** right of way for Highway 13 a/k/a Brick Road;

Section 19 - All of Section **Except** right of way for Highway 13 a/k/a Brick Road;

Section 20 - All of Section 20, **LESS** Hargrove Grade

Section 21 - All of Section 21, lying and being West of the right-of-way of Florida East Coast Railway (150-foot right-of-way);

Section 22 - The portion of the NE 1/4 lying West of the West right-of-way line of U.S. Highway No. 1 (300' R/W) and being more particularly described as follows:

From the Point of Reference being the Northwest corner of the NE 1/4 of Section 22, said corner being marked by a 4" x 4" "Moody" Concrete Monument, bear N 89°01'09" E, along the North line of the NE 1/4 of Section 22, a distance of 118.31 feet to a point of intersection with said West right-of-way line of U.S. Highway No. 1, said point being marked by a 4"x 4" Concrete Monument with metal cap stamped L.S. 2238; Thence S 13°30'16" E, along West right-of-way line, a distance of 749.20 feet to the Point of Beginning; Thence S 13°30'16" E, continuing along said West right-of-way line of U.S. Highway No. 1, a distance of 200.00 feet; Thence S 74°13'18" W, departing West right-of-way line, a distance of 145.75 feet; Thence S 00°01'07" W, a distance of 500 feet; Thence S 88°26'15" W a distance of 200 feet to the West line of the NE 1/4 of Section 22; Thence N 00°01'17" E along the West line of the NE 1/4, a distance of 720 feet; Thence N 86°11'15" E, departing West line of the NE 1/4, a distance of 294.13 feet to the West right-of-way line of U.S. Highway No. 1 and the Point of Beginning.

ALSO, the West 1/2 of **Section 22**,

LESS AND EXCEPT that parcel conveyed to Raydient LLC dba Raydient Places + Properties LLC by Special Warranty Deed from Rayonier Forest Resources LP, dated October 14, 2022, recorded in OR Book 2729, Page 267 of the public records of Flagler County, Florida, described as follows:

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 22 - Less & Except - Cont'd

S 1/2 of the SE 1/4 of the SE 1/4 of the NW 1/4;
E 1/2 of the S 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4;
E 1/2 of the W 1/2 of the E 1/2 of the SW 1/4;
E 1/2 of the E 1/2 of the SW 1/4

LESS AND EXCEPT that part conveyed to Raccoon Realty, Inc. by deed recorded July 7, 2007, in OR Book 1600, Page 1785 of the public records of Flagler County, Florida, described as follows:

A parcel of land situated in the NW 1/4 of Section 22, Township 11 South, Range 30 East, Flagler County, Florida, being a portion of that land described in O.R. Book 1501, Pages 1664 through 1674, said O.R. Book and Pages hereafter known as the Holland M. Ware Property, and being more particularly described as follows:

From the Point of Beginning being the Northeast corner of said Holland M. Ware Property, also being the NE 1/4 of said NW 1/4 of Section 22, said corner being marked by a 4" x 4" "Moody" Concrete Monument, bear S 00°01'07" W along the East line of Holland M. Ware Property, also being the East line of the NW 1/4 of Section 22, a distance of 680.00 feet; Thence S 88°59'45" W, departing East line of Holland M. Ware Property, a distance of 325 feet; Thence N 00°01'07" E, parallel to said East line of Holland M. Ware Property, a distance of 680.00 feet to the North line of the NW 1/4 of Section 22, also being the North line of Holland M. Ware Property; Thence N 88°59'45" E, along the North line, a distance of 325 feet to the Northeast corner of Holland M. Ware Property, the Northeast corner of the NW 1/4 of Section 22 and the Point of Beginning.

Section 28 - The North 1/2, **LESS** railroad right-of-way, and the North 3/4 of the NW 1/4 of the SE 1/4;

The S 1/2 of SW 1/4 the NE 1/4 of SW 1/4; the SW 1/4 of SE 1/4; and S 1/2 of S 1/2 of NW 1/4 of SE 1/4; NW 1/4 of SW 1/4;

Together With all of the following parcel of land (Parcel B) in Official Records Book 437, pages 1705 to 1707;

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 28 - Cont'd

A 100-foot by 400 feet rectangular shaped parcel of land lying within Section 28, Township 11 South, Range 30 East, Flagler County, Florida being more particularly described as follows: Beginning at the intersection of the North line of the East 1/2 of the Southeast 1/4 of said Section 28 and the westerly limit of the

100-foot right-of-way of the Moultrie Cutoff of the Florida East Coast Railway, Thence West along said North line 100 feet. Thence southeasterly parallel to said westerly right-of-way limit 400 feet. Thence East parallel to said north line of said East 1/2 of Southeast 1/4, 100 feet. Thence Northwesterly along said westerly right-of-way limit 400 feet to the point of beginning; said rectangular parcel also referenced in Deed Book 11, Page 38, all being a part of the Public Records of and situate in Flagler County, Florida.

ALSO, A parcel of land lying in Government Section 28, Township 11 South, Range 30 East, lying West of FL East Coast Railway, being all that portion of the Dorena Subdivision, Plat Book 2, Page 21, as conveyed from ITT Rayonier Incorporated to ITT Land Corporation November 17, 1972, recorded on Page 246 of Official Records Book 45, Pages 244 through 248, together with all that portion of the East 1/2 of the Southeast 1/4 of said Section 28, lying South of the Dorena Subdivision, all being a portion of the Public Records of and situate within Flagler County, Florida.

LESS AND EXCEPT the right-of-way of the Florida East Coast Railway (150-foot right-of-way)

Section 29 - All of Section, **LESS and EXCEPT** Hargrove Grade.

Section 30 - NE 1/4; N 1/2 of NW 1/4; SE 1/4 of NW 1/4; NE 1/4 of SW 1/4; S 1/2 of SW 1/4; E 1/2 of SE 1/4; NW 1/4 of SW 1/4; and SW 1/4 of NW 1/4; and a parcel of land in the Northeast corner of the NW 1/4 of SE 1/4 per Deed Book 9, Page 145, as follows:

Begin at Northeast corner of NW 1/4 of SE 1/4; thence West 880 feet to center line of Brick Road; thence South along centerline of said Brick Road 390 feet; thence Eastward 810 feet; Thence North to beginning;

Township 11 South, Range 30 East - Cont'd

ALSO, a parcel of land in the SW 1/4 of SE 1/4 per Deed Book 9, Page 277, being the North 125 feet of the South 143 feet of the SW 1/4 of SE 1/4 West

of Brick Road; all land described in Deed Book 10, Page 221 in Section 30, Except Florida East Coast Railroad right of way; and Except right of way of Highway 13 a/k/a Brick Road;

Section 31 - West 1/2 lying North of Highway 205;

LESS AND EXCEPT lands conveyed to Florida Power & Light Company set forth in Special Warranty Deed recorded in OR Book 213, Page 795, Flagler County Records;

LESS AND EXCEPT that portion of the W 1/2 of the NW 1/4 lying North of Highway 205 and South and West of lands conveyed to Florida Power & Light Company set forth in Special Warranty Deed recorded in OR Book 213, Page 795, Flagler County Records

Section 31 - The North Half of the Northwest Quarter of the North East Quarter lying West of Old Brick Road (aka N Old Dixie Hwy) in Section 31, Township 11 South, Range 30 East.

LESS AND EXCEPT A parcel measuring 82 feet by 287 feet in the southeast corner thereof as shown on the First Addition to Espanola, Florida recorded in Plat Book 2, page 28, St Johns County Public Records (now Flagler County, Florida)

LESS AND EXCEPT The east 250 feet of Burnsed Avenue as shown on said plat and on that certain Resubdivision of the First Addition to Espanola, Florida recorded in Plat Book 2, page 16, Flagler County Public Records.

LESS AND EXCEPT Lots 49 through 54, inclusive as shown on the First Addition to Espanola, Florida recorded in Plat Book 2, page 28, St Johns County Public Records (now Flagler County, Florida)

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 31 - Less & Except - Cont'd

LESS AND EXCEPT The east 250 feet of Edminster Avenue as shown on that certain Resubdivision of the First Addition to Espanola, Florida recorded in Plat Book 2, page 16, Flagler County Public Records.

Section 32 - The East 1/2 of the East 1/2; together with the following parcel of land in the Southwest 1/4 of the Southeast 1/4 described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 at a 4" x 4" concrete monument;

thence along the East line of the Southwest 1/4 of the Southeast 1/4 South 00 degrees 05 minutes 02 seconds East a distance of 718.15 feet to an iron pipe and cap (LB 6888) located on the northerly maintained right of way of an existing dirt road, said point marking the point of beginning of the herein described parcel;

thence South 73 degrees 42 minutes 15 seconds West along said Northerly maintained right of way line 446.36 feet to the point of curvature of a curve to the left, concave Southeast, having a radius of 574.60 feet;

thence Southwesterly along said Northerly maintained right of way line and the arc of said curve 181.18 feet, through a central angle of 18 degrees 04 minutes 00 seconds and being subtended by a chord bearing and distance of

South 64 degrees 40 minutes 15 seconds West 180.43 feet to the point of tangency;

thence South 55 degrees 38 minutes 16 seconds West continuing along said Northerly maintained right of way line 173.18 feet to a point on the Northeasterly right of way line of State Road No. 13 (a variable width right of way);

thence Southeast 48 degrees 54 minutes 41 seconds East to a point where the Northeasterly right of way line of S. R. 13 (a variable width right of way)

TOWNSHIP 11 SOUTH, RANGE 30 EAST
Section 32 - Cont'd

intersects the southern boundary line of Section 32, Township 11 South, Range 30 East;

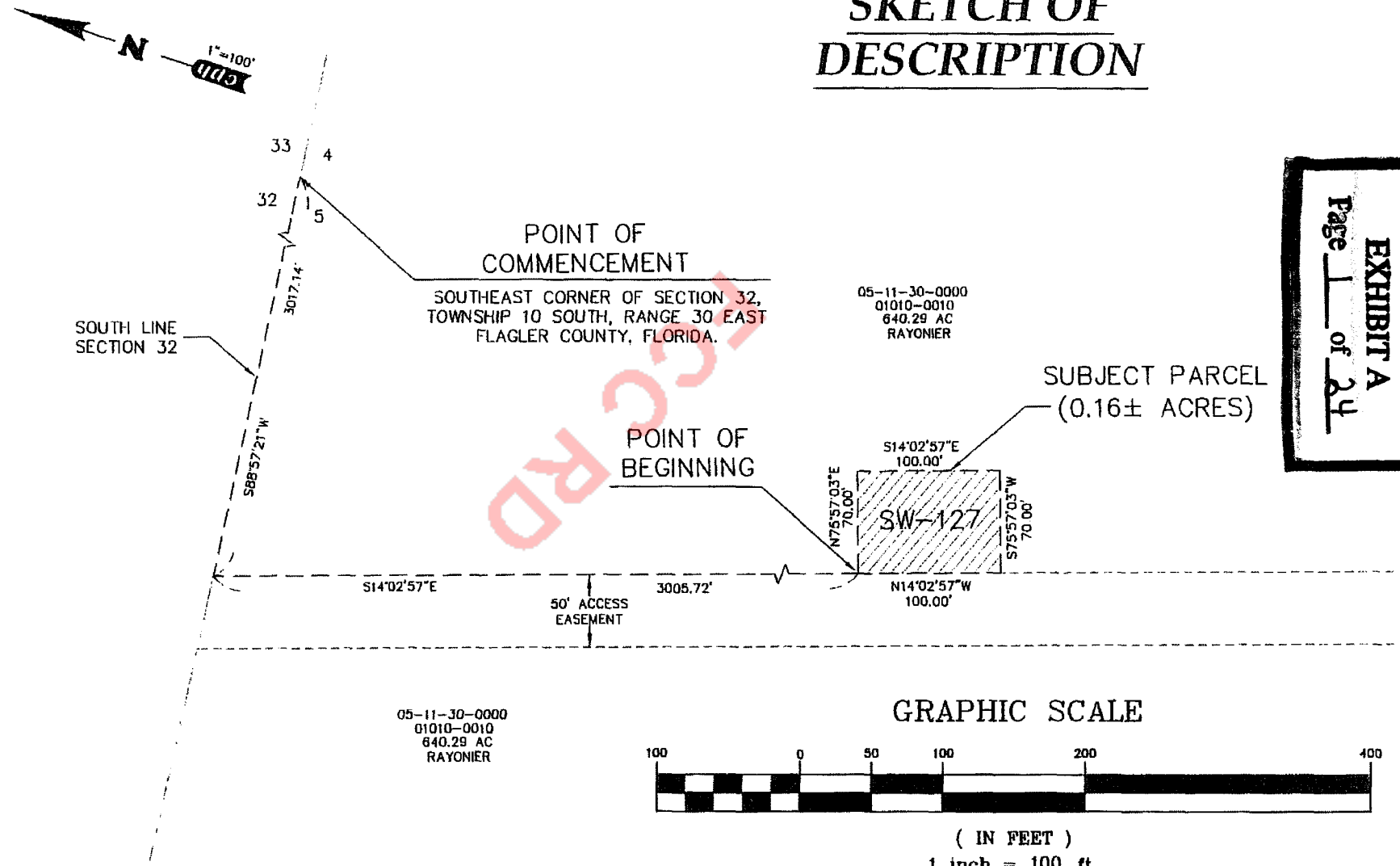
thence South 89 degrees 03 minutes 16 seconds East along said southern boundary of Section 32 to a concrete monument (LS 2615);

thence North 00 degrees 05 minutes 02 seconds West 598.69 feet to the Point of Beginning.

Section 33 - All lying and being West of the right-of-way of the Florida East Coast Railway, (150 foot right-of-way);

SKETCH OF DESCRIPTION

EXHIBIT A
Page 1 of 24



05-11-30-0000
01010-0010
640.29 AC
RAYONIER

05-11-30-0000
01010-0010
640.29 AC
RAYONIER

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ABBREVIATION & SYMBOL LEGEND:

- F.E.C. - FLORIDA EAST COAST
- SW - SHALLOW WELL
- R/W - RIGHT OF WAY

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

cph Engineers
Planners
Landscape Architects
Surveyors
Construction Management
www.cphengineers.com
530 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL, 32137
Phone: 386.445.6569 Fax: 386.447.8991

REVISION	BY	DATE
SKETCH OF DESCRIPTION SW127	MC	4/24/07
REVISED TITLE	MC	1/27/08
REVISED SW127	MC	8/22/08
REVISED SW127	BB	8/10/10

Certificate of Authorization No. 7143

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 5, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88°57'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 32 A DISTANCE OF 3017.14 FEET, THENCE SOUTH 14°02'57" EAST, DEPARTING SAID SOUTH LINE OF SECTION 32 A DISTANCE OF 3005.72 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 75°57'03" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 14°02'57" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 75°57'03" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 14°02'57" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

FCC RD

EXHIBIT A
Page 2 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°57'21" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on August 10, 2010. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in Chapter 5J-17 of the Florida Administrative Code.

Jeffrey W. Paterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

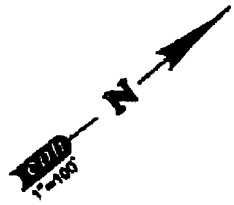
NOT VALID WITHOUT SHEETS 1 & 2 OF 2

cph Engineers
Plumbers
Landscape Architects
Surveyors
Construction Management
www.cphengineers.com
520 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL, 32137
Phone: 386.445.6569 Fax: 386.447.8991

REVISION	BY	DATE
REVISED LEGAL DESCRIPTION SW127	MC	1/22/09
REVISED TITLE	MC	1/27/09
REVISED LEGAL DESCRIPTION SW127	MC	8/22/09
REVISED LEGAL DESCRIPTION SW127	BB	8/10/10

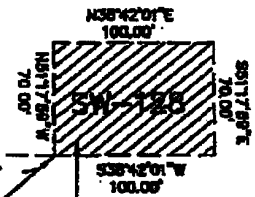
SKETCH OF DESCRIPTION

SHEET 1 OF 2



19-10-30-0000
01010-0000
644.92 AC
RAYONIER

20-10-30-0000
01010-0000
470.34 AC
RAYONIER



POINT OF BEGINNING

WEST LINE SECTION 20

SUBJECT PROPERTY
(0.16± ACRES)

POINT OF COMMENCEMENT

SOUTHWEST CORNER OF SECTION 20,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ABBREVIATION & SYMBOL LEGEND:

- F.E.C. - FLORIDA EAST COAST
- SW - SHALLOW WELL
- R/W - RIGHT OF WAY

EXHIBIT A
 Page 3 of 24

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer
 Planner
 Landscape Architects
 Surveyors
 Construction Management
W W W . C P B ENGINEERS . C O M
 110 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL, 32909
 Phone 386.928.0200 Fax 386.928.0201

NO.	DATE	BY	REV.
01	4/26/07	MC	ISSUE FOR PERMIT
02	1/27/08	MC	ISSUE TITLE
03	8/23/08	MC	ISSUE RECORD

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 20, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE NORTH 00°26'40" WEST, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 1354.63 FEET, THENCE NORTH 38°42'01" EAST, DEPARTING THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 178.37 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 51°17'59" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 38°42'01" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 51°17'59" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 38°42'01" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

CCRD

EXHIBIT A
Page 4 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING NORTH 00°26'40" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2008. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

[Signature]
Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

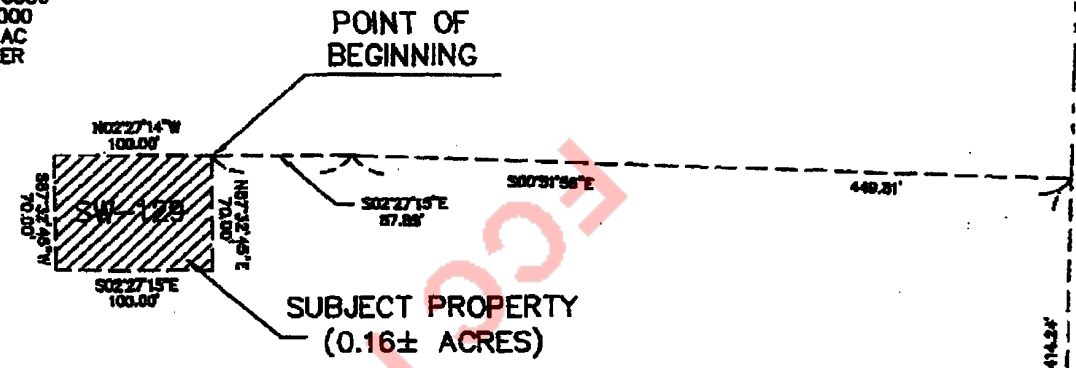
Engineer Planner Landscape Architect Surveyor Construction Management www.sphonginc.com 400 PALM COURT WAREHOUSING DISTRICT, PALM BEACH, FL 33480 Phone: 561.655.1000 Fax: 561.655.1000	Surveyor License No. 6384 Issue Date: 1/22/08 Expiration Date: 1/22/11	BY JWP DATE 1/22/08
	Surveyor License No. 6384 Issue Date: 1/22/08 Expiration Date: 1/22/11	BY JWP DATE 1/22/08
	Surveyor License No. 6384 Issue Date: 1/22/08 Expiration Date: 1/22/11	BY JWP DATE 1/22/08
	Surveyor License No. 6384 Issue Date: 1/22/08 Expiration Date: 1/22/11	BY JWP DATE 1/22/08

ABBREVIATION & SYMBOL LEGEND:

- F.E.C. - FLORIDA EAST COAST
- SW - SHALLOW WELL
- R/W - RIGHT OF WAY

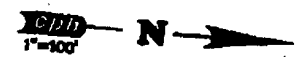
SKETCH OF DESCRIPTION

30-10-30-0000
01010-0000
852.40 AC
RAYONIER



30-10-30-0000
01010-0000
852.40 AC
RAYONIER

EXHIBIT A
Page 5 of 24



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 30,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer
Planner
Landscape Architects
Surveyors
Construction Management

cyberengineers.com
200 PALM COAST PARKWAY SUITE 200, PALM COAST, FL 32137
Phone: 386.929.8282 Fax: 386.929.8283

NO.	BY	DATE
1	SP	4/24/07
2	SP	1/22/08
3	SP	9/22/08

EXHIBIT A

Page 6 of 24

SHEET 2 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°23'58" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 1414.24 FEET, THENCE SOUTH 00°51'56" EAST, DEPARTING THE NORTH LINE OF SAID SECTION 30 A DISTANCE OF 448.81 FEET, THENCE SOUTH 02°27'15" WEST A DISTANCE OF 87.89 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 87°32'45" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 02°27'15" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 87°32'45" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 02°27'14" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, SAID BEARING BEING SOUTH 89°23'58" WEST.

3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.

4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.

5. THIS IS NOT A BOUNDARY SURVEY.

6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

NO. 1494/02	SECTION OF REGISTRATION	NO. 1494/02
NO. 1494/02	SECTION OF REGISTRATION	NO. 1494/02
NO. 1494/02	SECTION OF REGISTRATION	NO. 1494/02
NO. 1494/02	SECTION OF REGISTRATION	NO. 1494/02

Signature: _____
 License No.: _____
 Commission Expires: _____
 State of Florida
 Department of Natural Resources
 Surveyors and Mappers

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as stated under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in Chapter 897.05, of the Florida Administrative Code.

Robert A. Patterson, P.S.M.
 Registered Surveyor and Mapper
 Florida Registration No. 6384

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°48'24" WEST ALONG THE NORTH LINE OF SAID SECTION 32 A DISTANCE OF 2784.38 FEET, THENCE NORTH 17°36'05" WEST, DEPARTING SAID NORTH LINE OF SECTION 32 A DISTANCE OF 1462.39 FEET, THENCE NORTH 12°00'45" WEST A DISTANCE OF 2909.78 FEET, THENCE NORTH 77°59'15" EAST A DISTANCE OF 174.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 12°00'45" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 77°59'15" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 12°00'45" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 77°59'15" WEST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

RECORDED

EXHIBIT A
Page 8 of 24

Survey Notes:

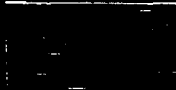
1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 89°48'24" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2008. I further certify that this "SKETCH-OF-DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-8 of the Florida Administrative Code.

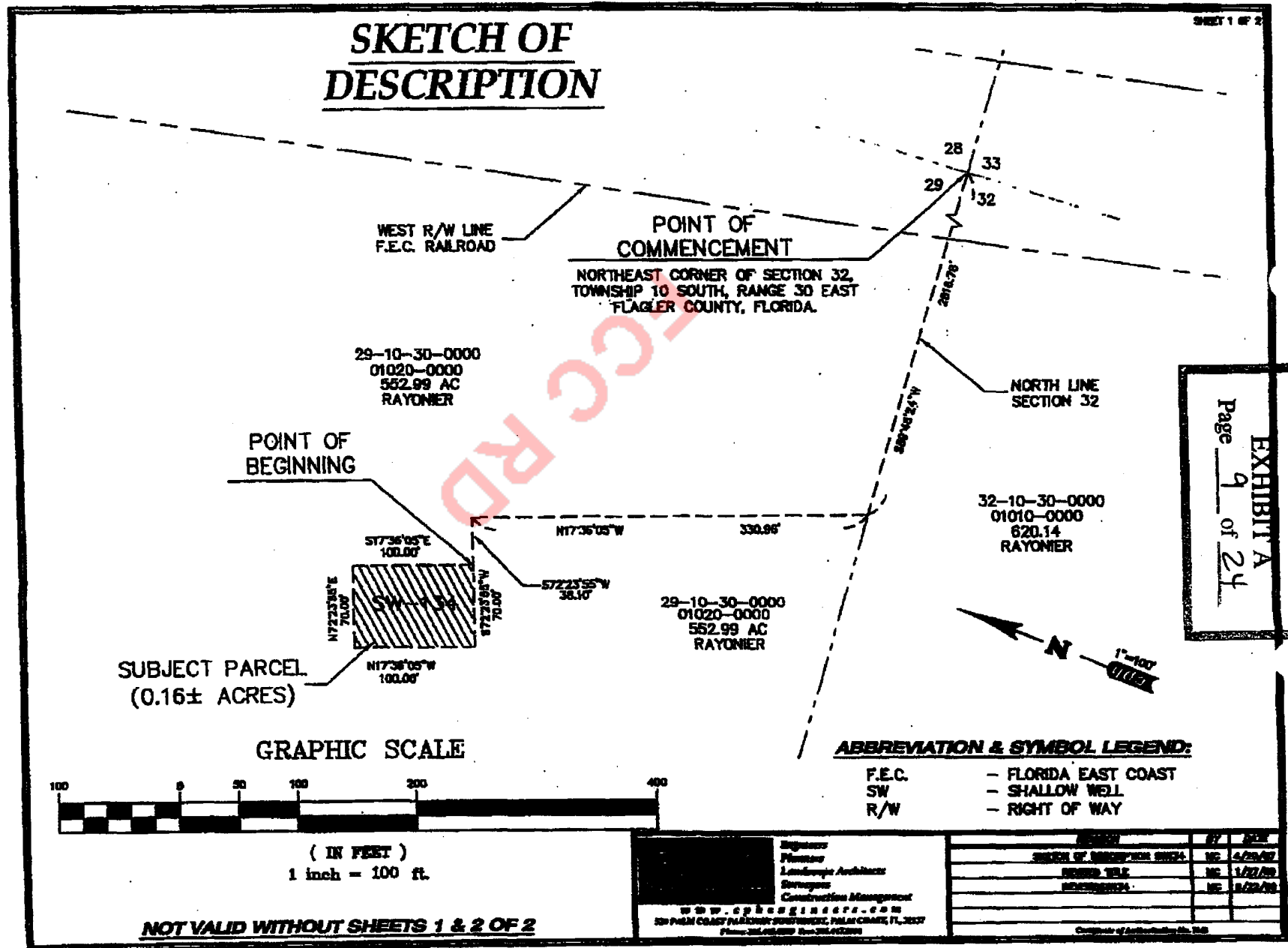
[Signature]
Johnny M. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

 Engineers Planners Landscape Architects Surveyors Construction Management www.cphengineering.com 220 PALM COURT PALM BEACH BOULEVARD, PALM BEACH, FL 33480 Phone: 561.859.2222 Fax: 561.859.2222	ISSUED	BY	DATE
	ISSUED FOR	MC	4/28/07
	REVISED	MC	1/27/08
	REVISED LEGAL DESCRIPTION SHEET	MC	9/22/08

SKETCH OF DESCRIPTION

SHEET 1 OF 2



NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer
Planner
Landscape Architect
Surveyor
Construction Management
www.cphengineering.com
330 PALM COAST PALMBOOM BOULEVARD, PALM BEACH, FL 33407
Phone: 561.655.8888 Fax: 561.655.8889

NO.	DATE	BY	CHKD.
1	4/20/09	MC	MC
2	1/27/09	MC	MC
3	8/22/08	MC	MC

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 28, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 89°48'24" WEST ALONG THE NORTH LINE OF SAID SECTION 32 A DISTANCE OF 2816.78 FEET, THENCE NORTH 17°36'05" WEST, DEPARTING SAID NORTH LINE OF SECTION 32 A DISTANCE OF 330.98 FEET, THENCE SOUTH 72°23'55" WEST A DISTANCE OF 38.10 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 72°23'55" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 17°36'05" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 72°23'55" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 17°36'05" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.

FCC RD

EXHIBIT A
Page 10 of 24

Survey Notes:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 89°48'24" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
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Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2008. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

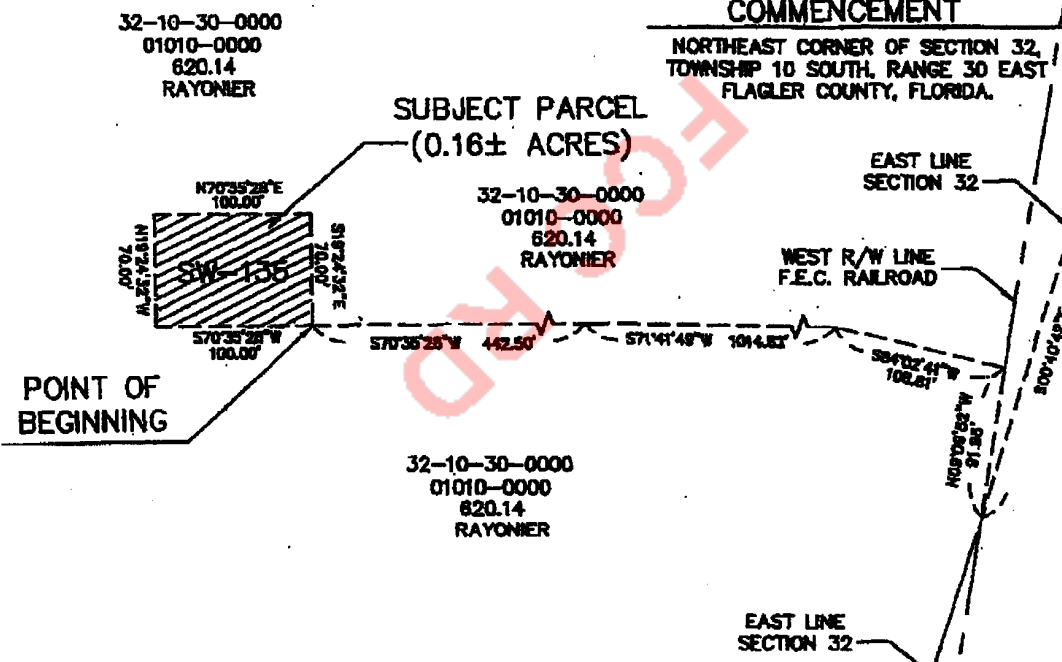
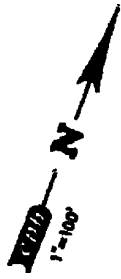
[Signature]
Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer Planner Landscape Architect Surveyor Construction Management www.gpdesigns.com 800 PALM COAST HIGHWAY SUITE 100, PALM COAST, FL 32137 Phone: 386.943.8128 Fax: 386.943.8129	DESIGN	BY	ME
	DATE OF DESCRIPTION SHEET	MS	4/28/07
	FIELD FILE	MS	1/22/08
	ISSUE LEGAL DESCRIPTION SHEET	MS	9/22/08

SHEET 1 OF 2

SKETCH OF DESCRIPTION



POINT OF BEGINNING

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 32,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

EXHIBIT A
Page 11 of 24

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ABBREVIATION & SYMBOL LEGEND:

- F.E.C. — FLORIDA EAST COAST
- SW — SHALLOW WELL
- R/W — RIGHT OF WAY

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer
 Planner
 Landscape Architect
 Surveyor
 Construction Management
 www.opbce.com
 200 PALM CRAFT PARKWAY, SOUTH PALM BEACH, FL 33407
 Phone: 561.685.8888 Fax: 561.685.8889

NO.	DATE	BY	REV.
1	4/20/09	ME	4/20/09
2	1/27/09	ME	1/27/09
3	5/23/09	ME	5/23/09

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 00°40'42" EAST ALONG THE EAST LINE OF SECTION 32, TOWNSHIP 10, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, A DISTANCE OF 1532.01 FEET TO A POINT ON THE WEST LINE OF THE FLORIDA EAST COAST RAILROAD, A 180 RIGHT OF WAY AS NOW ESTABLISHED, THENCE NORTH 09°00'32" WEST, ALONG SAID WEST RIGHT OF WAY LINE AND DEPARTING SAID EAST SECTION LINE A DISTANCE OF 91.85 FEET, THENCE SOUTH 84°02'41" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE A DISTANCE OF 108.81 FEET, THENCE SOUTH 71°41'48" WEST A DISTANCE OF 1014.82 FEET, THENCE SOUTH 70°35'28" WEST A DISTANCE OF 442.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 70°35'28" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 19°24'32" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 70°35'28" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 19°24'32" EAST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

TOGETHER WITH A 200 FOOT RADIUS FROM THE CENTER POINT OF SHOWN WELL PER ORDINANCE NUMBER 98-11, S1, P-8-98.


EXHIBIT A
Page 12 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE EAST LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 00°40'42" EAST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 51G17-6 of the Florida Administrative Code.


 Jeffrey W. Johnson, P.S.M.
 Professional Surveyor and Mapper
 Florida Registration No. 6394

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer Planner Landscape Architects Surveyors Construction Management www.cphanginc.com 100 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL 32909 Phone: 386.448.8888 Fax: 386.448.8899	REVISION	
	NO. OF REVISIONS MADE	NO. 4/28/07
	REVISION DATE	NO. 1/27/09
	REVISION DESCRIPTION	NO. 8/21/09

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 5, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88°57'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 32 A DISTANCE OF 3017.14 FEET, THENCE SOUTH 14°02'57" EAST, DEPARTING SAID SOUTH LINE OF SECTION 32 A DISTANCE OF 454.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 75°57'03" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 14°02'57" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 75°57'03" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 14°02'57" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

FCC RD


EXHIBIT A
Page 14 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°57'21" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2008. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61G17-6 of the Florida Administrative Code.


Jeffrey M. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer Planner Landscape Architects Surveyors Construction Management www.cphengineering.com 200 PALM COURT PALM BAY, FLORIDA 32909 Phone: 321.833.8888 Fax: 321.833.8888	ISSUED	BY	DATE
	SECTION OF DESCRIPTION SHEET	NO	1/26/07
	BOUND LINE DESCRIPTION SHEET	NO	1/26/07
	BOUND TITLE	NO	1/27/07
	BOUND LINE DESCRIPTION SHEET	NO	9/22/08

SKETCH OF DESCRIPTION

30-10-30-0000
01010-0000
852.40 AC
RAYONIER

POINT OF BEGINNING



30-10-30-0000
01010-0000
852.40 AC
RAYONIER

SUBJECT PROPERTY
(0.16± ACRES)

EXHIBIT A
Page 15 of 24

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 30,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

SOUTH LINE SECTION 30



ABBREVIATION & SYMBOL LEGEND:

- F.E.C. - FLORIDA EAST COAST
- SW - SHALLOW WELL
- R/W - RIGHT OF WAY



(IN FEET)
1 inch = 100 ft.

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer
Planner
Landscape Architect
Surveyor
Construction Management

SP & SP splanengineers.com
380 PALM COAST NATIONAL BOULEVARD, PALM COAST, FL 32137
Phone: 386.428.8888 Fax: 386.428.2288

NO.	DATE	BY	REV.
SECTION OF DESCRIPTION SHEET	NO	4/24/07	
REVISION TITLE	NO	1/27/09	
REVISION SHEET	NO	1/28/09	

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88°51'08" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 826.15 FEET, THENCE NORTH 29°03'37" EAST, DEPARTING THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 685.63 FEET, THENCE NORTH 00°43'56" WEST A DISTANCE OF 384.36 FEET, THENCE NORTH 19°12'00" WEST A DISTANCE OF 820.25 FEET, THENCE NORTH 20°56'10" WEST A DISTANCE OF 981.43 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 20°56'10" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 69°03'50" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 20°56'10" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 69°03'50" WEST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

EXHIBIT A
Page 1 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°51'08" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the herein-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2008. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

[Signature]
Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer
 Planner
 Landscape Architect
 Surveyor
 Construction Management
www.cpbengineers.com
 120 PALM COURT/THURWAY BOULEVARD, PALM COAST, FL 32137
 Phone 386.426.1200 Fax 386.426.1201

DATE	BY	FILE
CHECK OF DESCRIPTION FILED	MS	4/26/07
RECORD FILE	MS	1/27/08
RECORD LEGAL DESCRIPTION FILED	MS	9/22/08

SKETCH OF DESCRIPTION



ABBREVIATION & SYMBOL LEGEND:

- F.E.C. - FLORIDA EAST COAST
- SW - SHALLOW WELL
- R/W - RIGHT OF WAY

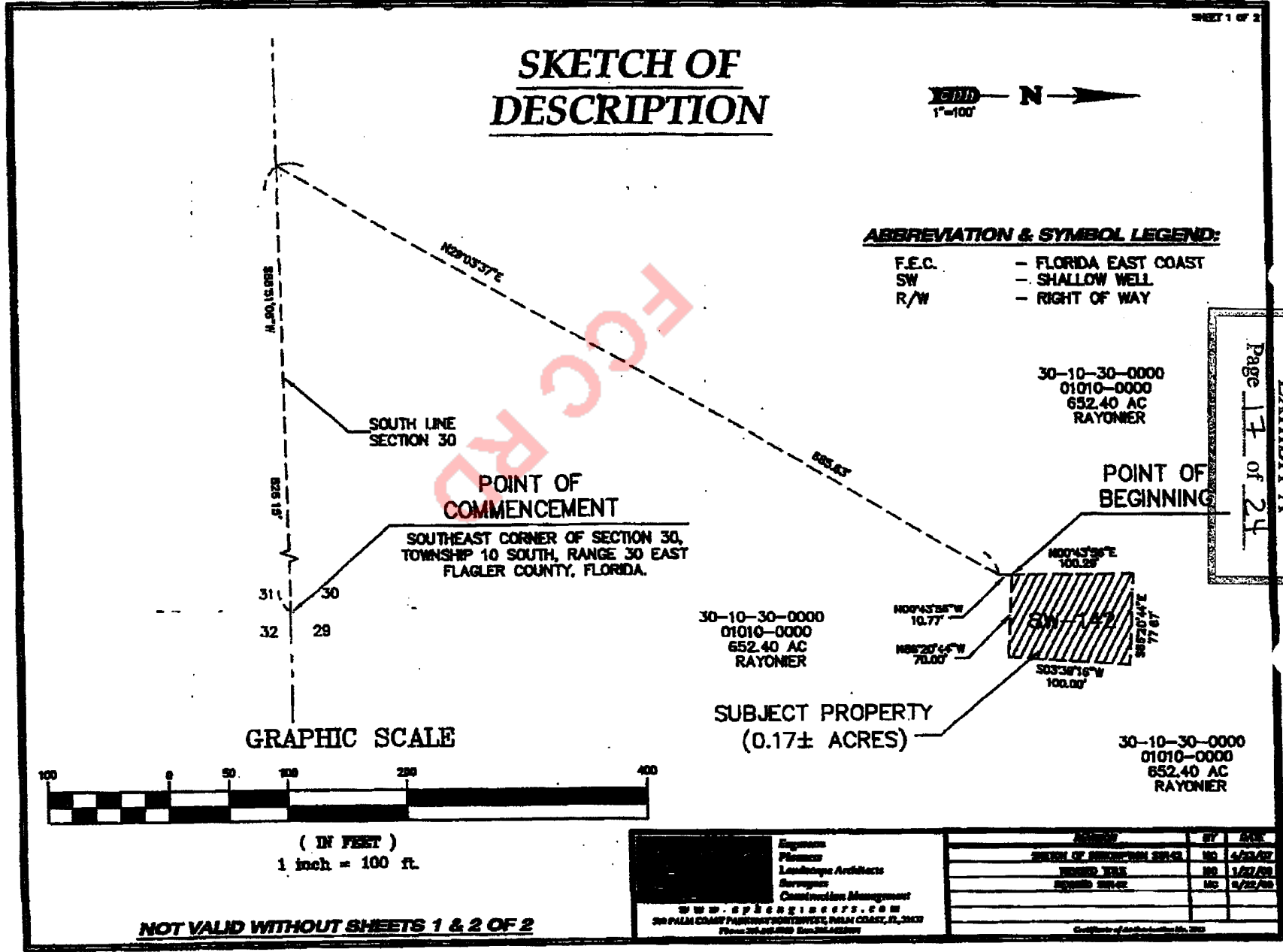


EXHIBIT A
Page 17 of 24

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineers
Planners
Landscape Architects
Surveyors
Construction Management
W W W S P 2 ENGINEERS, P.A.
500 PALM COAST PARKWAY, SUITE 100, PALM COAST, FL 32137
Phone: 386.962.2200 Fax: 386.962.2201

NO.	BY	DATE
SECTION OF RECORD-PLAN 584-02	MS	4/20/02
RECORD FILE	MS	1/27/02
APPROVAL	MS	5/22/02

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 85°51'06" WEST ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 826.15 FEET, THENCE NORTH 29°03'37" EAST, DEPARTING SAID SOUTH LINE OF SECTION 30 A DISTANCE OF 685.63 FEET, THENCE NORTH 00°43'56" WEST A DISTANCE OF 10.77 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 00°43'56" WEST A DISTANCE OF 100.29 FEET, THENCE SOUTH 86°20'44" EAST A DISTANCE OF 77.87 FEET, THENCE SOUTH 03°39'16" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 86°20'44" WEST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.17 ACRES MORE OR LESS.

EXHIBIT A
Page 18 of 24

FCC RD

Survey Notes:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE SOUTH LINE OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 85°51'06" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
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Surveyor's Certification:

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Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

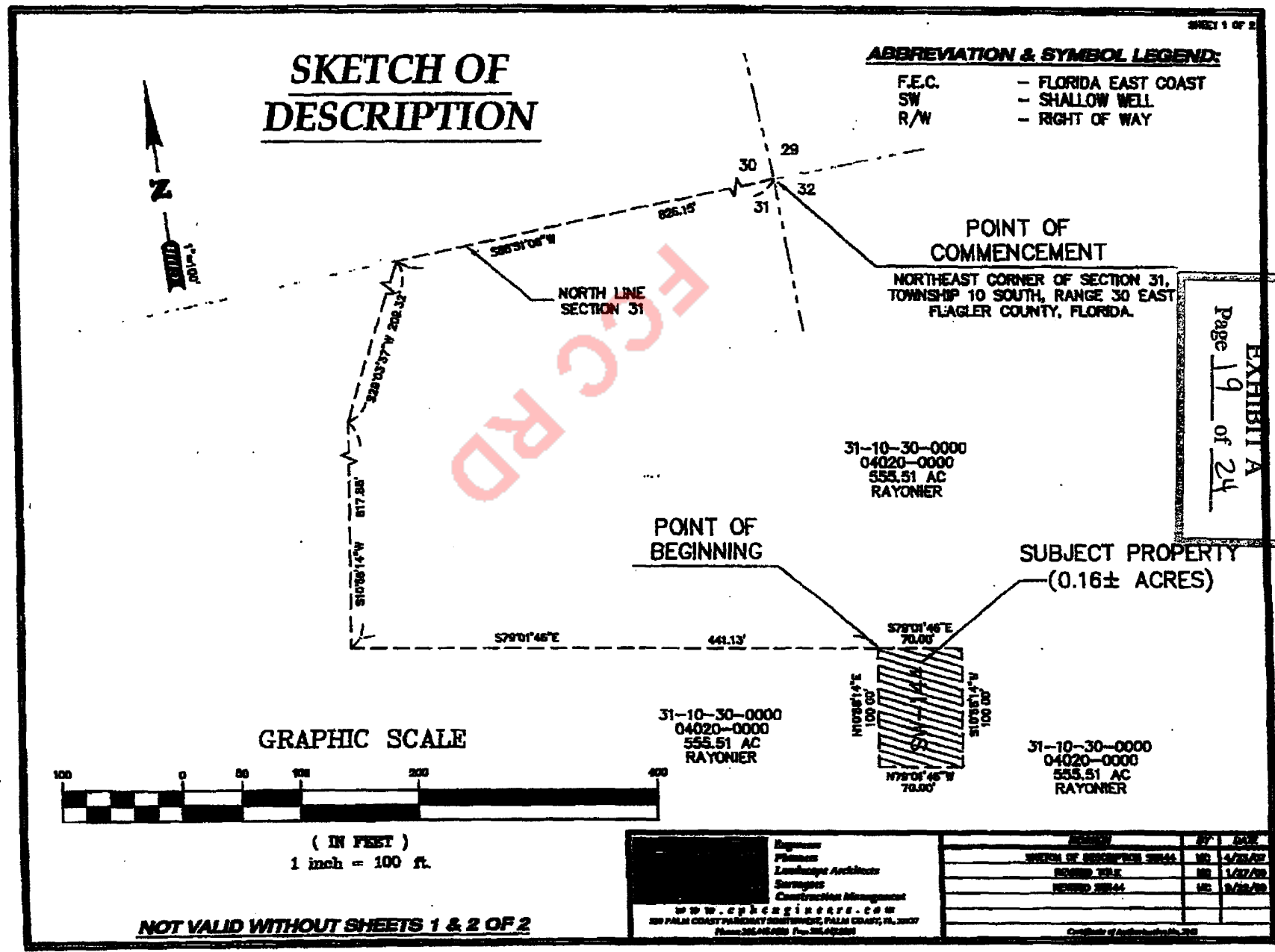
NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer
Planner
Landscape Architects
Surveyors
Construction Management

www.cphengineers.com
300 PALM COURT PARKWAY SOUTHWEST, PALM BEACH, FL, 33477
Phone 561.688.0889 Fax 561.688.2883

DATE	BY	REV
SEAL OF ENGINEER	MR	4/25/07
SEAL OF ARCHITECT	MR	1/27/08
SEAL OF LAND SURVEYOR	MR	9/22/08

Certificate of Registration No. 7048



LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 88°51'08" WEST, ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF 828.15 FEET, THENCE SOUTH 28°03'37" WEST, DEPARTING NORTH LINE OF SAID SECTION 31 A DISTANCE OF 209.32 FEET, THENCE SOUTH 10°58'14" WEST A DISTANCE OF 617.88 FEET, THENCE SOUTH 79°01'46" EAST A DISTANCE OF 441.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 79°01'46" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 10°58'14" WEST A DISTANCE OF 100.00 FEET, THENCE NORTH 79°01'46" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 10°58'14" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

EXHIBIT A
Page 20 of 24

FCC RD

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 88°51'08" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as stated under my direction on September 22, 2008. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61g17-6 of the Florida Administrative Code.

Jeffrey W. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

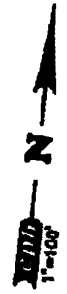
NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer
Planner
Landscape Architect
Surveyor
Construction Management

www.cphengineers.com
300 PALM COAST PARKWAY SOUTHWEST, PALM COAST, FL 32137
Phone: 386.928.2222 Fax: 386.928.2222

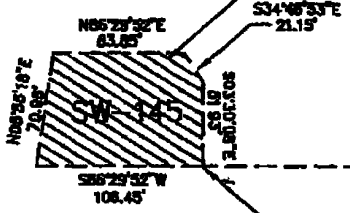
NO.	DATE	BY	CHK.
SECTION OF DESCRIPTION	09/24	JWP	JWP
FIELD WORK	10/02/08	JWP	JWP
FIELD WORK DESCRIPTION	10/02/08	JWP	JWP

SKETCH OF DESCRIPTION



31-10-30-0000
04020-0000
555.51 AC
RAYONIER

SUBJECT PROPERTY
(0.16± ACRES)



POINT OF BEGINNING

31-10-30-0000
04020-0000
555.51 AC
RAYONIER

POINT OF COMMENCEMENT

SOUTHEAST CORNER OF SECTION 31,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.

EAST LINE
SECTION 31

EXHIBIT A
Page 21 of 24

ABBREVIATION & SYMBOL LEGEND:

- F.E.C. - FLORIDA EAST COAST
- SW - SHALLOW WELL
- R/W - RIGHT OF WAY

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer
Planner
Landscape Architects
Surveyors
Construction Management

www.sphengines.com
200 PALM COAST PARKWAY, SUITE 200, PALM COAST, FL 32137
Phone: 386.928.7400 Fax: 386.928.7401

REVISION	BY	DATE
ISSUED FOR PERMIT REVIEW	MS	1/22/07
ISSUED FOR PERMIT	MS	1/22/07
ISSUED FOR PERMIT	MS	3/22/07

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE NORTH 00°38'19" EAST ALONG THE EAST LINE OF SAID SECTION 31 A DISTANCE OF 1948.83 FEET, THENCE SOUTH 86°29'52" WEST, DEPARTING SAID EAST LINE OF SECTION 31 A DISTANCE OF 815.86 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 86°29'52" WEST A DISTANCE OF 108.45 FEET, THENCE NORTH 05°55'18" EAST A DISTANCE OF 70.98 FEET, THENCE NORTH 86°29'52" EAST A DISTANCE OF 83.85 FEET, THENCE SOUTH 34°46'53" EAST A DISTANCE OF 21.15 FEET, THENCE SOUTH 03°30'08" EAST A DISTANCE OF 51.93 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

FCC RD

EXHIBIT A
Page 22 of 24

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE EAST LINE OF SECTION 31, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 00°38'19" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2009. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 81g17-5 of the Florida Administrative Code.

Jeffrey M. Patterson
Jeffrey M. Patterson, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineer
Planner
Landscape Architects
Surveyors
Construction Management

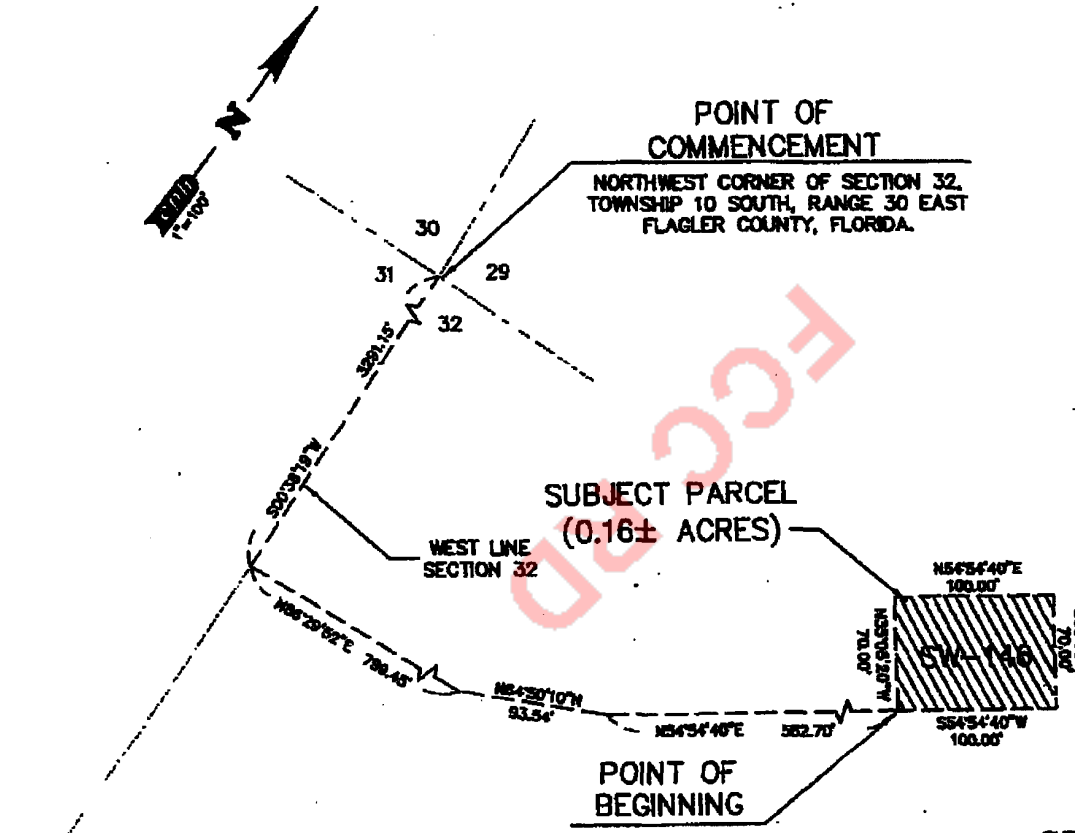
www.phengsinc.com
800 PALM COAST PLAZA, SUITE 100, PALM COAST, FL 32909
Phone: 386.928.2222 Fax: 386.928.2221

NO.	DATE	DESCRIPTION
NO. 1421/07	11/21/07	SEAL OF SURVEYOR
NO. 1722/09	1/22/09	RENEWED SEAL
NO. 1878/09	6/22/09	RENEWED SEAL

SHEET 1 OF 2

SKETCH OF DESCRIPTION

POINT OF COMMENCEMENT
NORTHWEST CORNER OF SECTION 32,
TOWNSHIP 10 SOUTH, RANGE 30 EAST
FLAGLER COUNTY, FLORIDA.



32-10-30-0000
01010-0000
620.14
RAYONIER

EXHIBIT A
Page 23 of 24

SUBJECT PARCEL
(0.16± ACRES)

WEST LINE
SECTION 32

POINT OF BEGINNING

32-10-30-0000
01010-0000
620.14
RAYONIER

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ABBREVIATION & SYMBOL LEGEND:

- F.E.C. - FLORIDA EAST COAST
- SW - SHALLOW WELL
- R/W - RIGHT OF WAY

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

www.cpbengineering.com
100 PALM COURT PALM BEACH GARDENS, PALM BEACH, FL 33417
Phone: 561.422.2222 Fax: 561.422.2222

DATE	BY	DATE
ISSUED FOR PERMITS	MR. J. J. J.	4/23/07
ISSUED FOR CONSTRUCTION	MR. J. J. J.	5/22/07

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA; THENCE SOUTH 00°38'19" WEST ALONG THE WEST LINE OF SAID SECTION 32 A DISTANCE OF 3291.15 FEET, THENCE NORTH 06°29'52" EAST, DEPARTING SAID WEST LINE OF SECTION 32 A DISTANCE OF 798.45 FEET, THENCE NORTH 64°30'10" EAST A DISTANCE OF 83.54 FEET, THENCE NORTH 54°54'40" EAST A DISTANCE OF 582.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 35°05'20" WEST A DISTANCE OF 70.00 FEET, THENCE NORTH 54°54'40" EAST A DISTANCE OF 100.00 FEET, THENCE SOUTH 35°05'20" EAST A DISTANCE OF 70.00 FEET, THENCE SOUTH 54°54'40" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.16 ACRES MORE OR LESS.

EXHIBIT A
Page 24 of 24

FCC RD

Survey Notes:

1. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
2. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA. SAID BEARING BEING SOUTH 00°38'19" WEST.
3. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, ARE LOCATED, UNLESS SHOWN HEREON.
4. THIS SKETCH WAS PROVIDED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS NOT SHOWN ON THIS DRAWING WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA

Surveyor's Certification:

I hereby certify that the attached "SKETCH OF DESCRIPTION" of the hereon-described property is true and correct to the best of my knowledge, information and belief as sketched under my direction on September 22, 2008. I further certify that this "SKETCH OF DESCRIPTION" meets the minimum technical standards set forth in chapter 61a17-6 of the Florida Administrative Code.

[Signature]
Jeffrey V. Pothardt, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6384

NOT VALID WITHOUT SHEETS 1 & 2 OF 2

Engineers
 Planners
 Landscape Architects
 Surveyors
 Construction Management
 www.gphengineering.com
 250 PALM CREST PARKWAY SOUTHWEST, PALM BEACH, FL 33427
 Phone: 561.646.8888 Fax: 561.646.8889

NO.	DATE
SKETCH OF DESCRIPTION SHEET	NO. 1/23/07
SEAL OF LEGAL ENGINEERING TITLE	NO. 9/22/08

OFF REC 0566 PAGE 0868

SM-114

APRIL 14, 1981

HERSHEL PRESTRIDGE

PREPARED BY:

DATE:

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 8, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

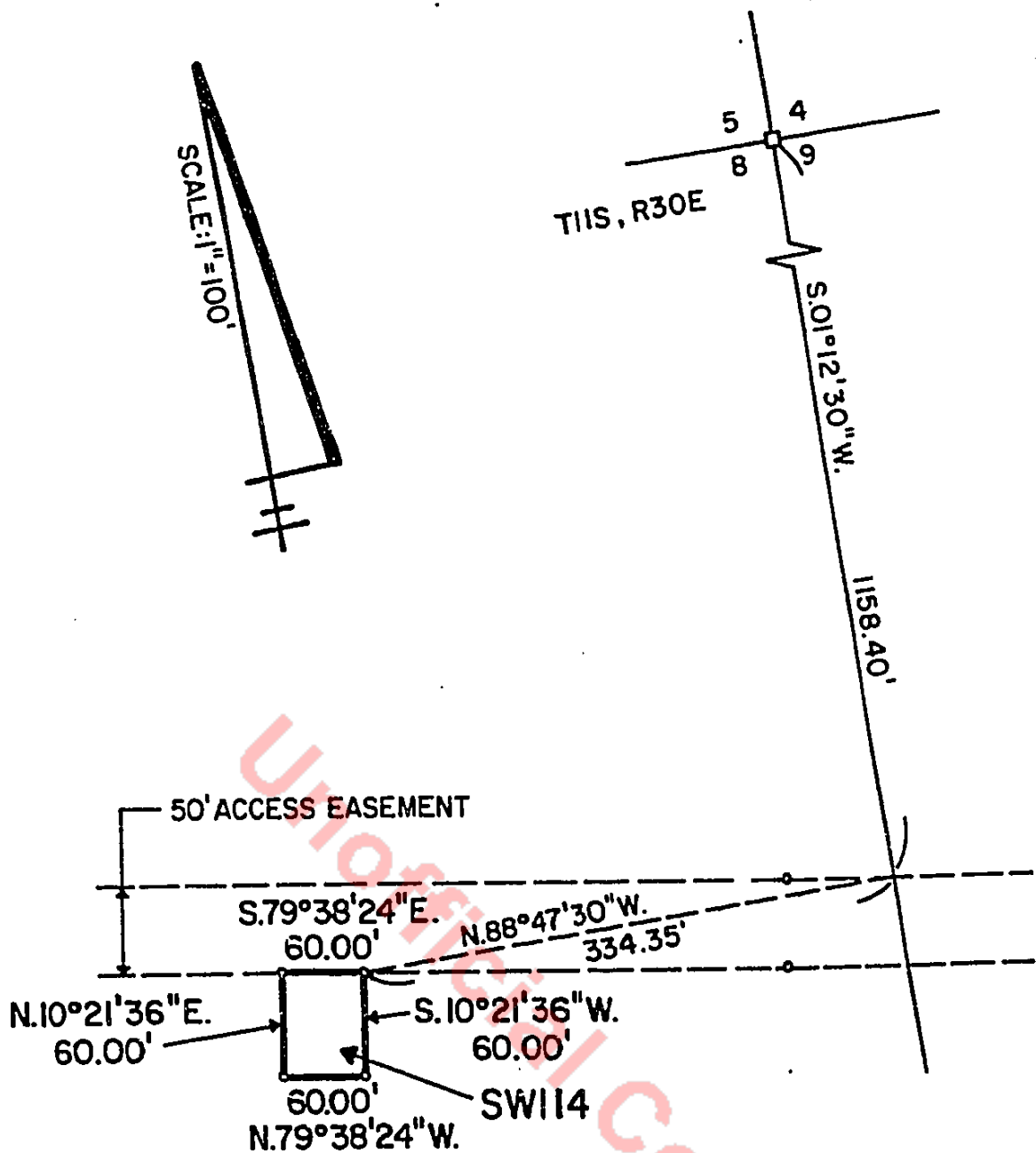
FOLLOWS:

FROM A POINT OF REFERENCE BEING THE NORTHEAST CORNER OF SAID GOVERNMENT SECTION 8; THENCE SOUTH 01° 12' 30" WEST 1158.40 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 8; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE NORTH 88° 47' 30" WEST 334.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 10° 21' 36" WEST 60.00 FEET; THENCE NORTH 79° 38' 24" WEST 60.00 FEET; THENCE NORTH 10° 21' 36" EAST 60.00 FEET; THENCE SOUTH 79° 38' 24" EAST 60.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL CONTAINING .08 ACRES, MORE OR LESS.

PH

Unofficial Copy



SURVEY OF WELL SITE
WELL NO. SW-114

LEGAL DESCRIPTION:

SM-115

DATE:

APRIL 14, 1981

PREPARED BY:

HERSHEL PRESTRIDGE

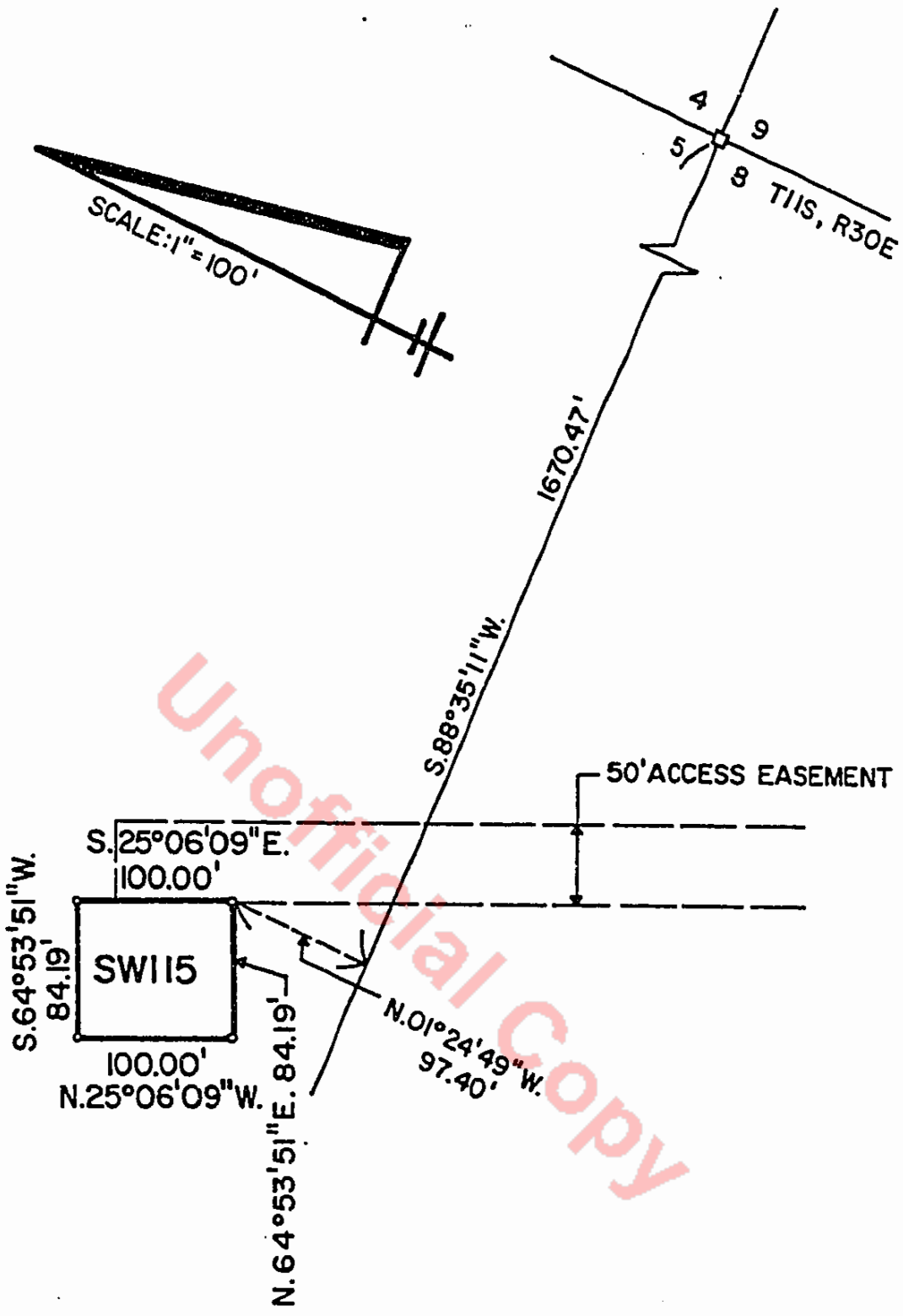
A PARCEL OF LAND LYING IN GOVERNMENT SECTION 5, TOWNSHIP 11 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE BEING THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 88° 35' 11" WEST 1670.47 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SECTION 5; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE NORTH 01° 24' 49" WEST 97.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 64° 53' 51" WEST 84.19 FEET; THENCE NORTH 25° 06' 09" WEST 100.00 FEET; THENCE NORTH 64° 53' 51" EAST 84.19 FEET; THENCE SOUTH 25° 06' 09" EAST 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL CONTAINING .19 ACRES, MORE OR LESS.

PH

Unofficial Copy



SURVEY OF WELL SITE
WELL NO. SW-115



RAYDIENT
PLACES + PROPERTIES

RAYDIENT PALM COAST

Master Planned Development (MPD) - EXHIBIT "B"

APRIL 28, 2026

Sheet Number	Sheet Title
MPD0	MPD0 COVER SHEET
MPD1	MPD MASTER PLAN
MPD2	MPD SITE PLAN
MPD3	MPD SITE PLAN
MPD4	MPD SITE PLAN
MPD5	MPD SITE PLAN
MPD6	MPD SITE PLAN
MPD7	MPD SITE PLAN
MPD8	MPD SITE PLAN
MPD9	MPD SITE PLAN
MPD10	MPD SITE PLAN
MPD11	MPD SITE PLAN
MPD12	MPD SITE PLAN
MPD13	MPD SITE PLAN
MPD14	MPD SITE PLAN
MPD15	TYPICAL SECTIONS
MPD16	TYPICAL SECTIONS
MPD17	TYPICAL SECTIONS

Project Team:

Placemaking, Community Planning, Transportation,
& Engineering:

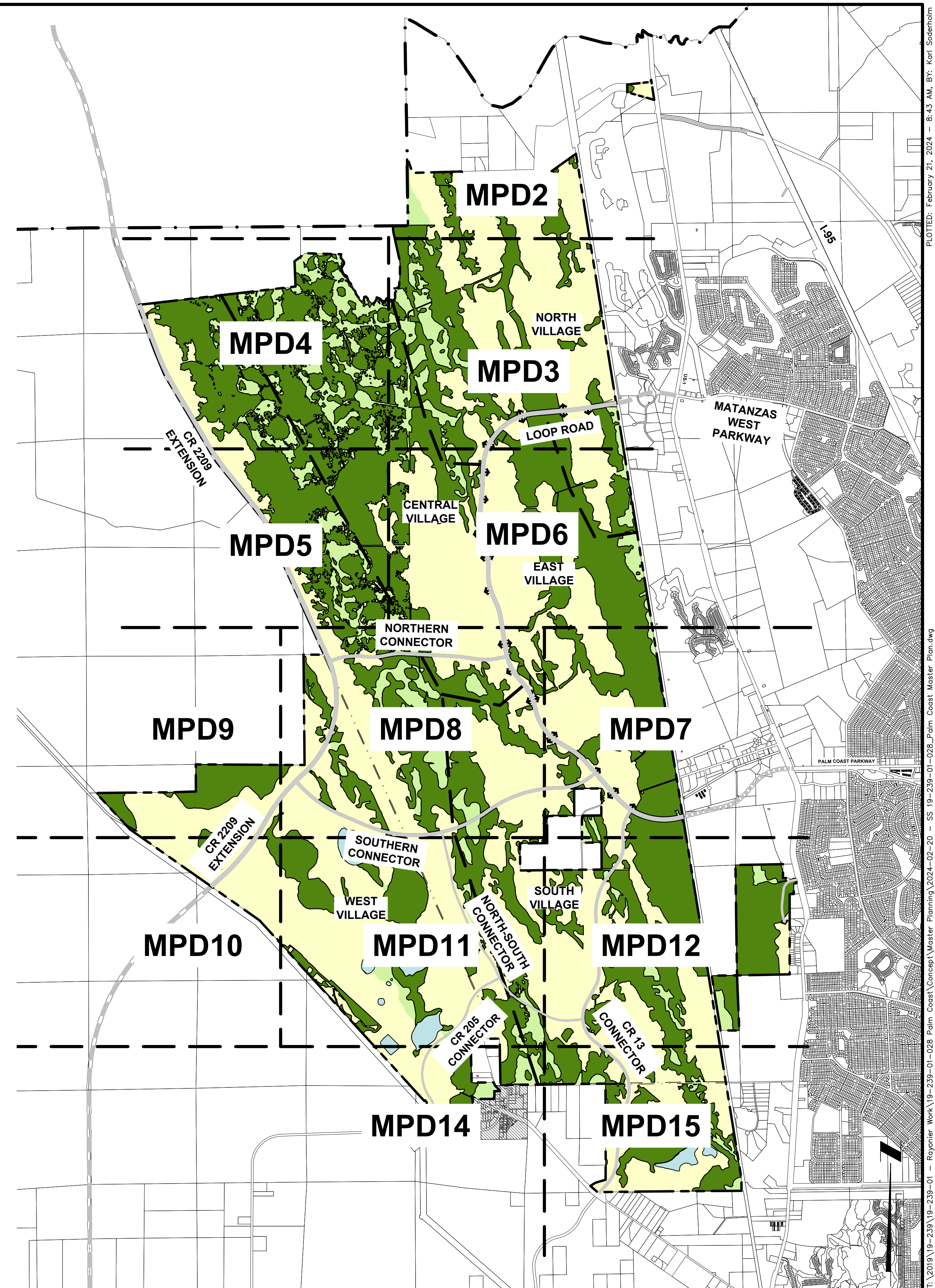
Legal:

Environmental:

Cultural:



Trusted
Advisors,
Creating
Community.



PLOTTED: February 21, 2024 - 8:43 AM, BY: Karl Soderholm
F:\2019\19-239-01 - Raydient - Work\19-239-01-028 - Palm Coast - Master Planning\2024-02-20 - SS 19-239-01-028 - Palm Coast Master Plan.dwg

Notes:

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY, AND IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN.
2. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.
3. SALES/LEASING AND CONSTRUCTION TRAILERS SHALL BE ALLOWED, AND MAY BE LOCATED AS SET FORTH IN THE MPD WRITTEN DESCRIPTION AND MAY BE MOVED THROUGHOUT THE SITE AS CONSTRUCTION PROGRESSES. EACH DEVELOPMENT PARCEL WILL BE ALLOWED A MINIMUM OF ONE SALES/LEASING/CONSTRUCTION TRAILER.
4. THE GENERAL LOCATION AND CONFIGURATION OF DEVELOPMENT PARCELS, INCLUDING LOT LAYOUT, INTERNAL ROADS, STORMWATER PONDS, SIGNS, AND OTHER IMPROVEMENTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING ENGINEERING AND TECHNICAL SITE PLAN REVIEW.
5. THE LIMITS OF THE REGIONAL ACTIVITY CENTER, EMPLOYMENT CENTER, AND VILLAGE CENTERS ARE SHOWN DIAGRAMMATICALLY ON THE MPD. LIMITS OF THESE AREAS WILL BE ESTABLISHED ON TECHNICAL SITE PLANS IN ACCORDANCE WITH THE MPD AGREEMENT.
6. STOCKPILE LOCATIONS AND UTILITY EASEMENTS WILL BE DEPICTED ON TECHNICAL SITE PLANS.
7. UPLAND BUFFERS AND BUILDING SETBACKS TO UPLAND BUFFER LINES WILL BE SHOWN ON TECHNICAL SITE PLANS.
8. DEVELOPMENT DETAILS (INCLUDING ACCESS AND SIGMA) FOR ALL DEVELOPMENT AREAS WILL BE SHOWN ON TECHNICAL SITE PLANS.
9. VEHICULAR ACCESS SHOWN IS CONCEPTUAL AND MAY CHANGE IN ACCORDANCE WITH THE MPD AGREEMENT.
10. MULTI-FAMILY 'PARENT PARCEL' LINES WILL BE SHOWN ON TECHNICAL SITE PLANS.
11. NON-RESIDENTIAL DETAIL WILL BE SHOWN ON TECHNICAL SITE PLANS.

MPD DEVELOPMENT SUMMARY

- A. ZONING: MPD
 B. FUTURE LAND USE: MPMU
 C. AREA SUMMARY:
1. TOTAL PROJECT AREA: 20,144 ± Ac.
 2. DEVELOPMENT SUMMARY (NORTH VILLAGE, CENTRAL VILLAGE, EAST VILLAGE, WEST VILLAGE, SOUTH VILLAGE, SOUTH VILLAGE.)

2.1. GREENWAY OVERLAY:	8,501 Ac±
2.1.1. TRANSITION ZONE:	1,103 Ac±
2.2. REGIONAL ACTIVITY CENTER:	947 Ac±
2.3. EMPLOYMENT CENTER:	564 Ac±
2.4. VILLAGES*:	9,206 Ac±
2.5. VILLAGE CENTERS:	926 Ac±
 3. WETLANDS

3.1. PRESERVED WETLANDS:	8,120 Ac±
--------------------------	-----------
 4. UPLAND BUFFER

4.1. PER SJRWMD REQUIREMENTS	
------------------------------	--

* VILLAGE ACREAGE INCLUDES NEIGHBORHOOD CENTERS AND HAMLETS.
 ** ACTUAL NET ACREAGE WILL BE DETERMINED THROUGH ONE OR MORE FORMAL WETLAND DETERMINATIONS, FINAL DESIGN AND PERMITTING AND PER THE MPD AGREEMENT.

LEGEND

- GREENWAY OVERLAY
- TRANSITION ZONE
- VILLAGE
- WETLANDS
- UPLAND/OPEN SPACE
- EXISTING LAKE
- VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL ACTIVITY CENTER
- CONCEPTUAL ENTRANCES TO PARCELS
- REGIONAL ROADWAY NETWORK



REVISIONS: 04-28-26 REVISED PER COPC COMMENTS		ETM NO. 19-239-01-028 DRAWN BY: SS DESIGNED BY: KMS CHECKED BY: LKH DATE: 03-23-2026	PLANS PREPARED UNDER THE DIRECTION OF: P.E. NUMBER:
14775 Old St. Augustine Rd. Jacksonville, Florida 32259 (904) 642-8800 www.etmnc.com		REG-00002684 LC-0000316	PLOTTED: May 21, 2026 - 4:21 PM, BY: Brooke George
ETM ENGLAND-THIMS & MILLER		Trusted Advisors, Creating Community	MPD MASTER PLAN RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC
DRAWING NUMBER MPD1		F:\2019\19-239\19-239-01 - Royshier Work\19-239-01-028 Palm Coast\Planning Applications\MPD Reasoning\00_MPD Working Map\19-239-01-028_Palm Coast_MPD-2026-05-21.dwg	

ST. JOHNS COUNTY
FLAGLER COUNTY

NORTH VILLAGE

SEE PAGE MPD3

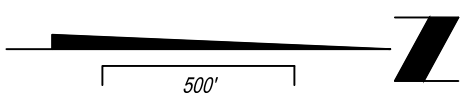
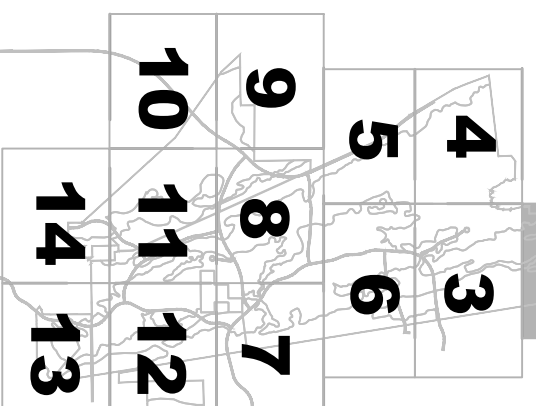
FEC RAILROAD

US 1

LEGEND

- GREENWAY OVERLAY
- TRANSITION ZONE
- VILLAGE
- WETLANDS
- UPLAND/OPEN SPACE
- EXISTING LAKE
- VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL ACTIVITY CENTER
- CONCEPTUAL ENTRANCES TO PARCELS REGIONAL ROADWAY NETWORK

KEY MAP



DRAWING NUMBER
MPD2

MPD SITE PLAN
RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC



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REG- 00002584 LC-0000316

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CHECKED BY: LKH
DATE: 03-23-2026

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

PLANS PREPARED UNDER
THE DIRECTION OF:

P.E. NUMBER:

SEE PAGE MPD4

SEE PAGE MPD2

NORTH VILLAGE

EAST VILLAGE

SEE PAGE MPD6

LOOP ROAD

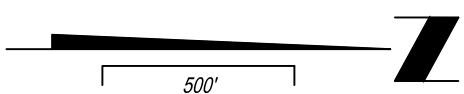
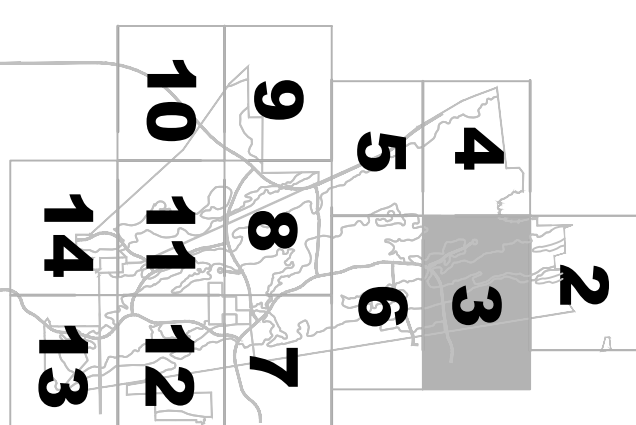
FEC RAILROAD

MATANZAS WOODS
PARKWAY

LEGEND

- GREENWAY OVERLAY
- TRANSITION ZONE
- VILLAGE
- WETLANDS
- UPLAND/OPEN SPACE
- EXISTING LAKE
- VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL ACTIVITY CENTER
- CONCEPTUAL ENTRANCES TO PARCELS REGIONAL ROADWAY NETWORK

KEY MAP



DRAWING NUMBER
MPD3

MPD SITE PLAN

**RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC**



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Creating
Community.**

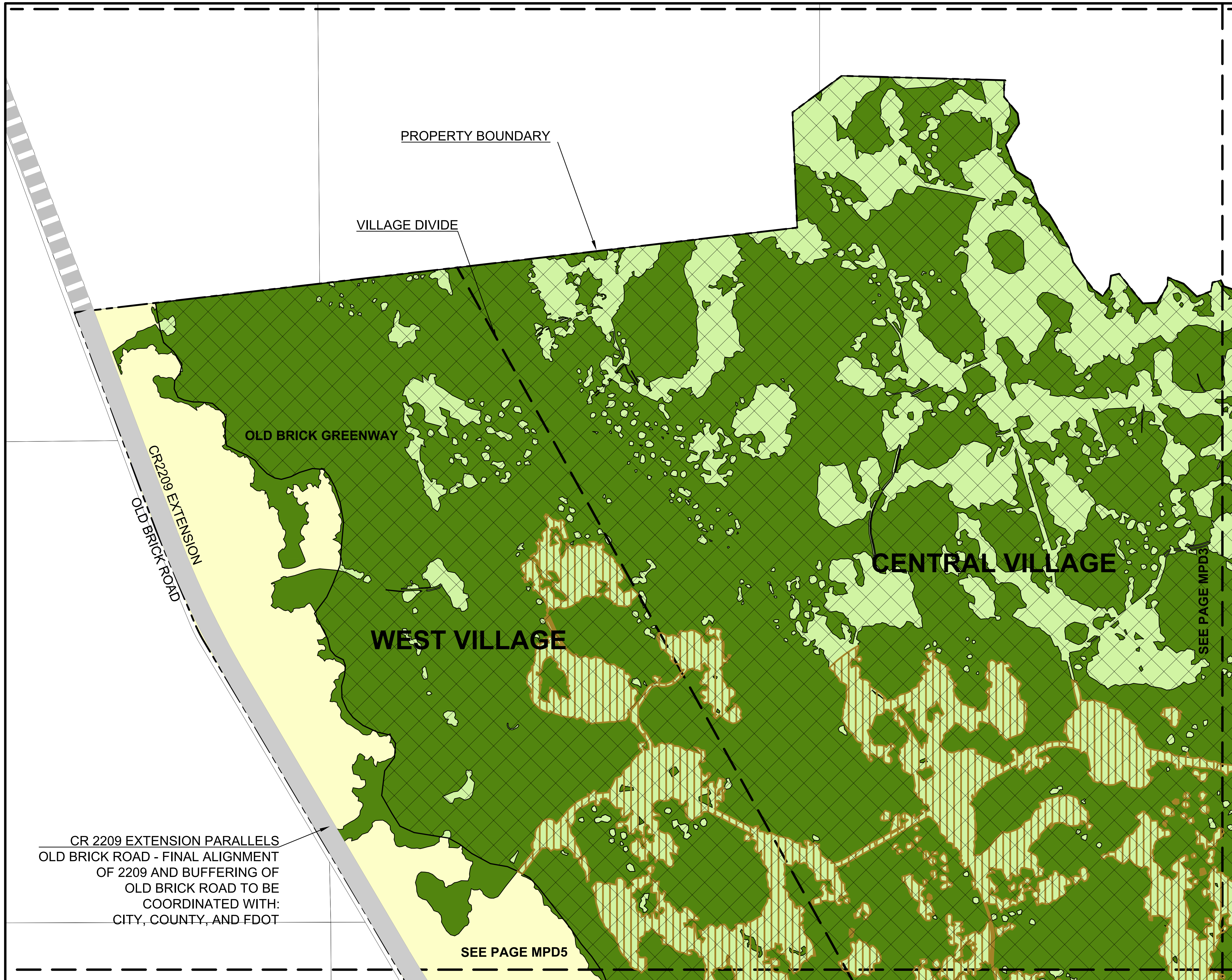
14775 Old St. Augustine Rd.
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DATE: 03-23-2026

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

PLANS PREPARED UNDER
THE DIRECTION OF:

P.E. NUMBER:



PROPERTY BOUNDARY

VILLAGE DIVIDE

OLD BRICK GREENWAY

CENTRAL VILLAGE

WEST VILLAGE

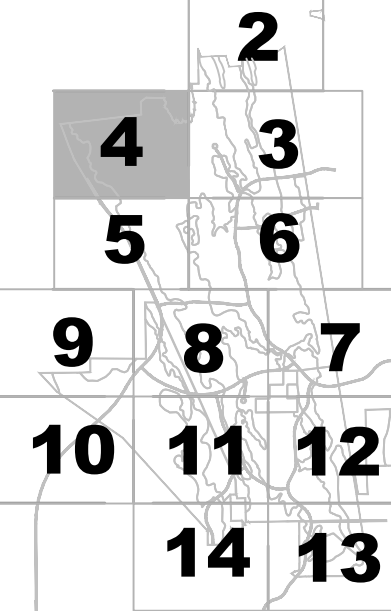
CR2209 EXTENSION
OLD BRICK ROAD

CR 2209 EXTENSION PARALLELS
OLD BRICK ROAD - FINAL ALIGNMENT
OF 2209 AND BUFFERING OF
OLD BRICK ROAD TO BE
COORDINATED WITH:
CITY, COUNTY, AND FDOT

SEE PAGE MPD5

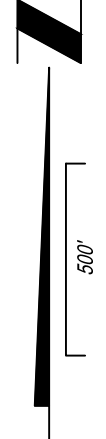
SEE PAGE MPD3

KEY MAP



LEGEND

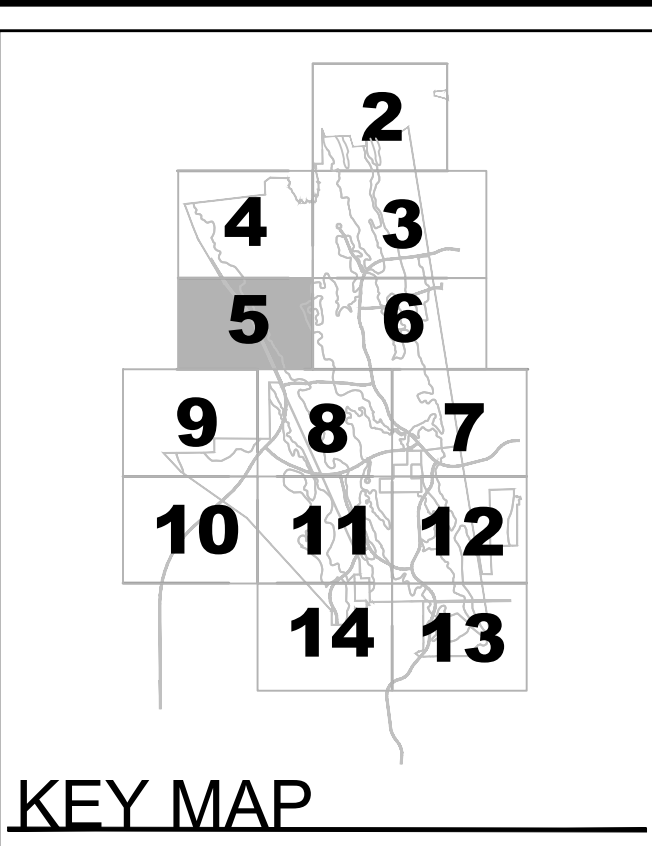
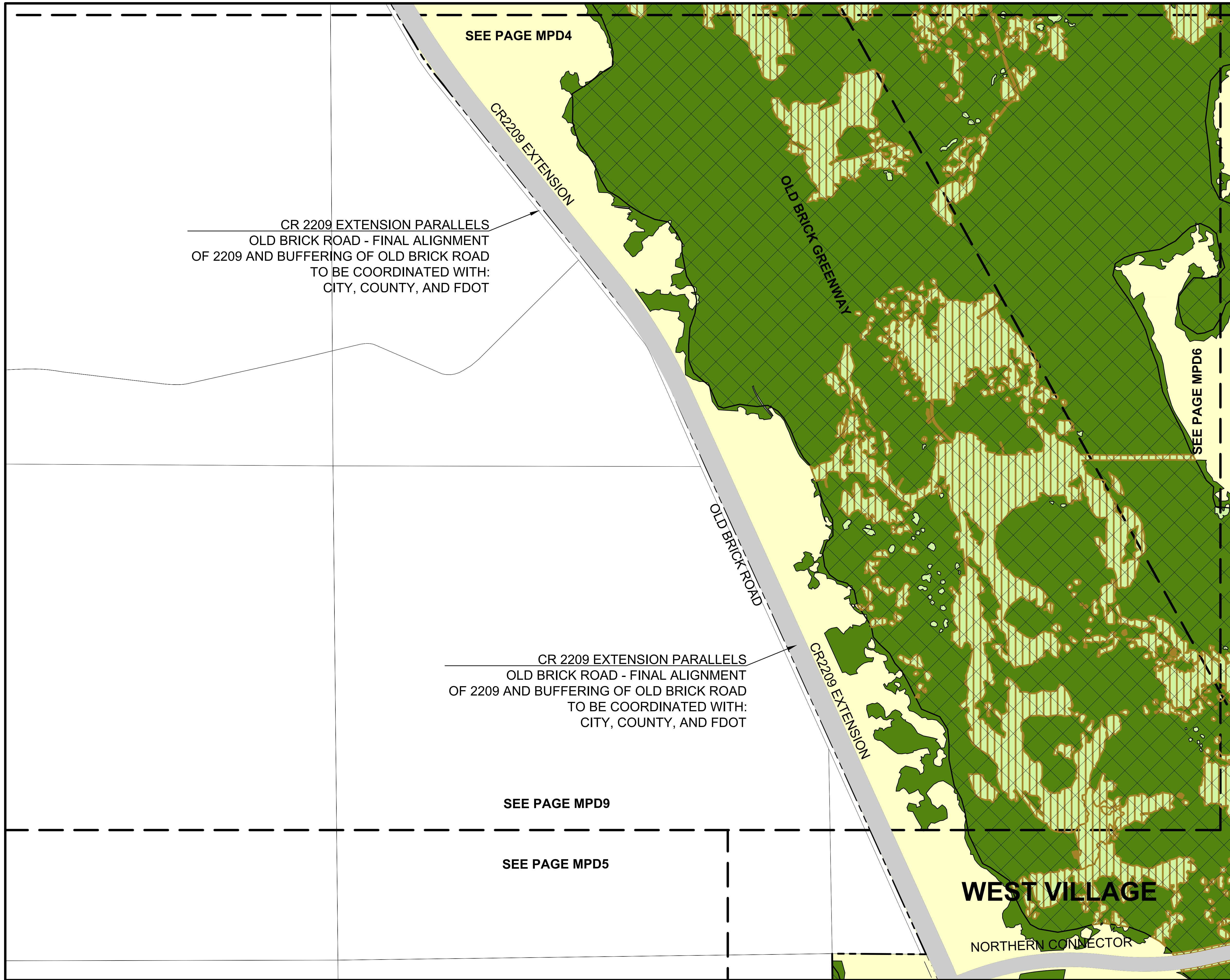
- GREENWAY OVERLAY
- TRANSITION ZONE
- VILLAGE
- WETLANDS
- UPLAND/OPEN SPACE
- EXISTING LAKE
- VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL ACTIVITY CENTER
- CONCEPTUAL ENTRANCES TO PARCELS
- REGIONAL ROADWAY NETWORK



<p>PLANS PREPARED UNDER THE DIRECTION OF:</p> <p>REVISIONS: 04-28-26 REVISED PER COPC COMMENTS</p> <p>ETM NO. 19-239-01-028 DRAWN BY: SS DESIGNED BY: KMS CHECKED BY: LKH DATE: 03-23-2026</p>	<p>14775 Old St. Augustine Rd. Jacksonville, Florida 32259 (904) 642-8900 www.etmnc.com</p> <p>Trusted Advisors, Creating Community</p> <p>REG-00002694 LC-0000316</p>	<p>ETM</p> <p>ENGLAND-THIMS & MILLER</p>	<p>MPD SITE PLAN</p> <p>RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC</p> <p>DRAWING NUMBER MPD4</p>
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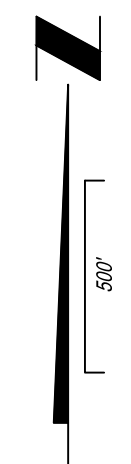
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P.L.E. NUMBER: Keri Soderholm



LEGEND

	GREENWAY OVERLAY
	TRANSITION ZONE
	VILLAGE
	WETLANDS
	UPLAND/OPEN SPACE
	EXISTING LAKE
	VILLAGE CENTER
	EMPLOYMENT CENTER
	REGIONAL ACTIVITY CENTER
	CONCEPTUAL ENTRANCES TO PARCELS
	REGIONAL ROADWAY NETWORK



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DATE: 03-23-2026

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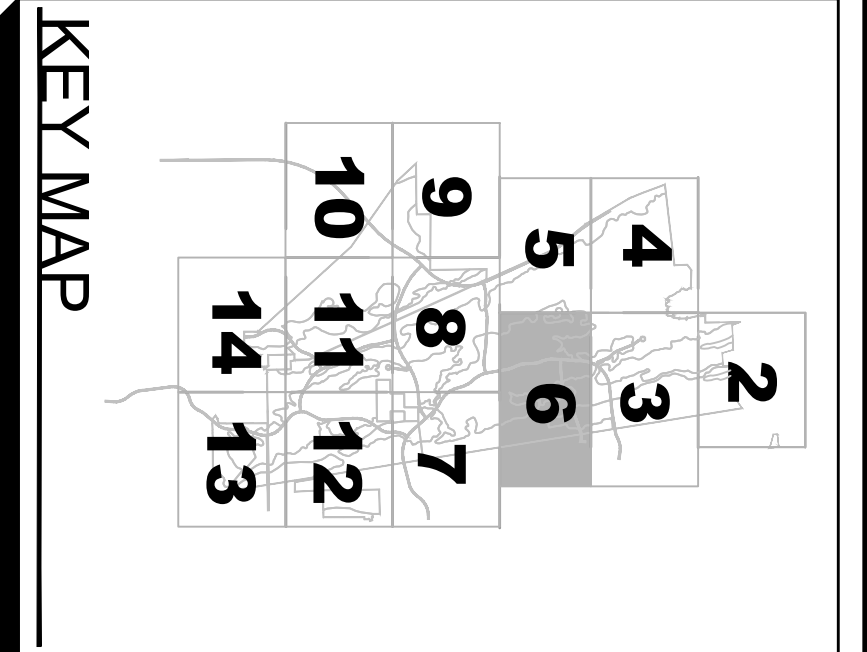
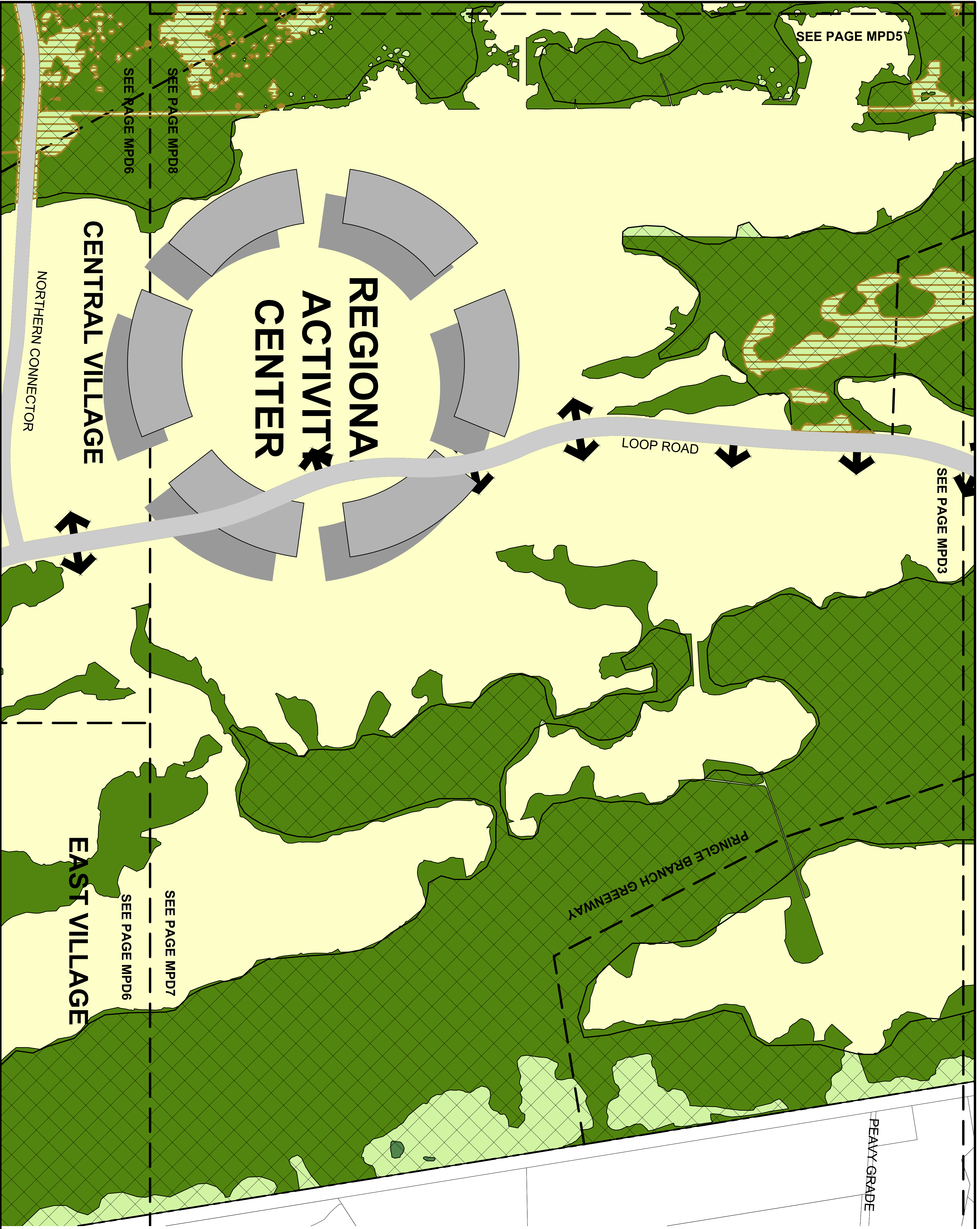
Trusted Advisors, Creating Community,
ETM
ENGLAND-THIMS & MILLER

MPD SITE PLAN
RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD5

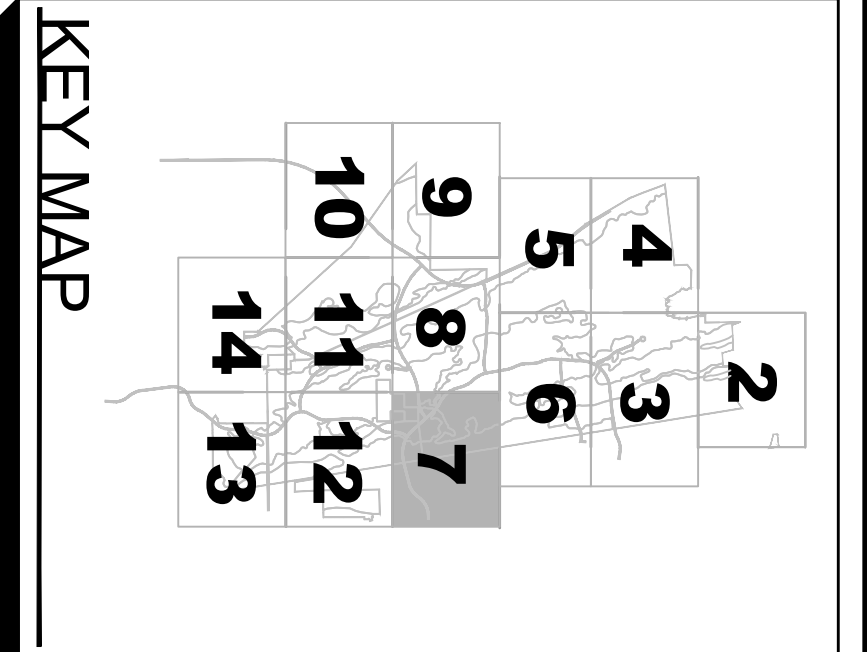
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FLOTTED: April 30, 2026 - 5:59 PM, BY: Kerl Soehren



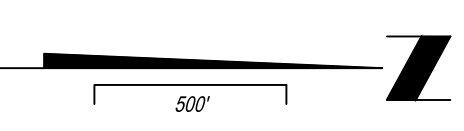
LEGEND	
	GREENWAY OVERLAY
	TRANSITION ZONE
	VILLAGE
	WETLANDS
	UPLAND/OPEN SPACE
	EXISTING LAKE
	VILLAGE CENTER
	EMPLOYMENT CENTER
	REGIONAL ACTIVITY CENTER
	CONCEPTUAL ENTRANCES TO PARCELS REGIONAL ROADWAY NETWORK

DRAWING NUMBER MPD6	MPD SITE PLAN	 ENGLAND-THIMS & MILLER	Trusted Advisors, Creating Community.	ETM NO. 19-239-01-028	REVISIONS: 04-28-26 REVISED PER COPC COMMENTS	PLANS PREPARED UNDER THE DIRECTION OF: P.E. NUMBER:
	RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC			14775 Old St. Augustine Rd. Jacksonville, Florida 32258 (904) 642-8990 www.etmnc.com REG- 00002584 LC-0000316	DRAWN BY: SS DESIGNED BY: KMS CHECKED BY: LKH DATE: 03-23-2026	



LEGEND

- GREENWAY OVERLAY
- TRANSITION ZONE
- VILLAGE
- WETLANDS
- UPLAND/OPEN SPACE
- EXISTING LAKE
- VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL ACTIVITY CENTER
- CONCEPTUAL ENTRANCES TO PARCELS REGIONAL ROADWAY NETWORK



MPD7
DRAWING NUMBER

MPD SITE PLAN

RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC



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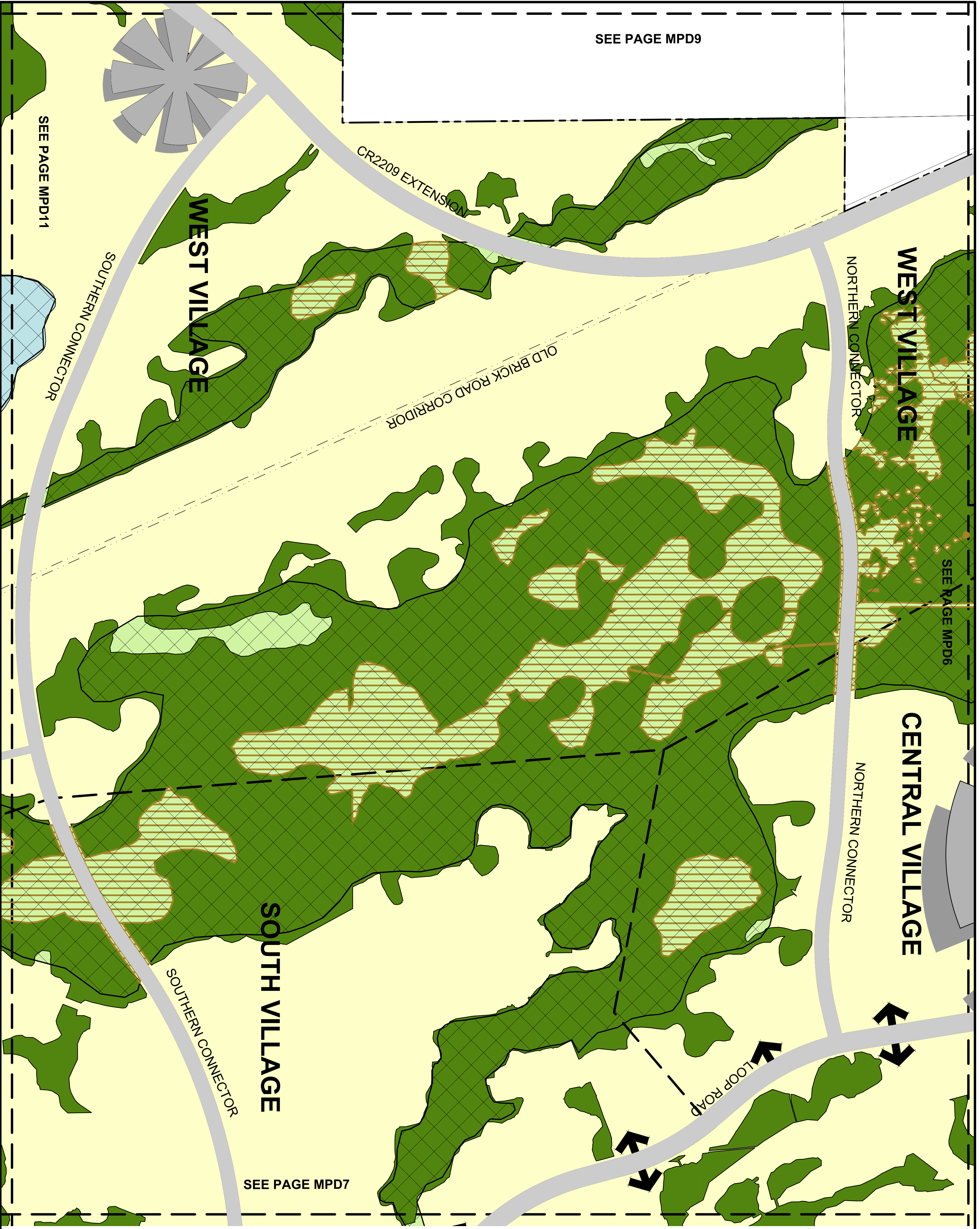
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

REVISIONS:
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PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:



SEE PAGE MPD9

SEE PAGE MPD11

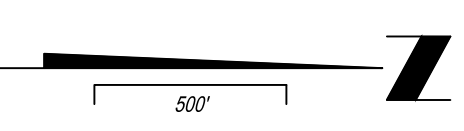
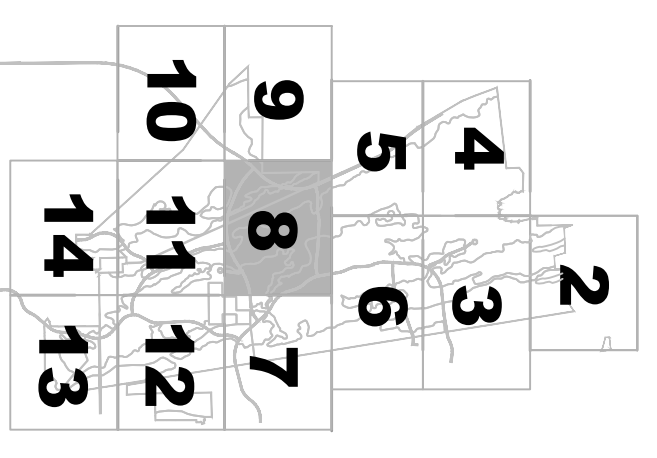
SEE PAGE MPD6

SEE PAGE MPD7

LEGEND

- GREENWAY OVERLAY
- TRANSITION ZONE
- VILLAGE
- WETLANDS
- UPLAND/OPEN SPACE
- EXISTING LAKE
- VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL ACTIVITY CENTER
- CONCEPTUAL ENTRANCES TO PARCELS REGIONAL ROADWAY NETWORK

KEY MAP



MPD8 DRAWING NUMBER

MPD SITE PLAN

RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC

ETM

ENGLAND-THIMS & MILLER

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Jacksonville, Florida 32258
(904) 642-8990
www.etmnc.com
REG- 00002584 LC-0000316

ETM NO. 19-239-01-028

DRAWN BY: SS

DESIGNED BY: KMS

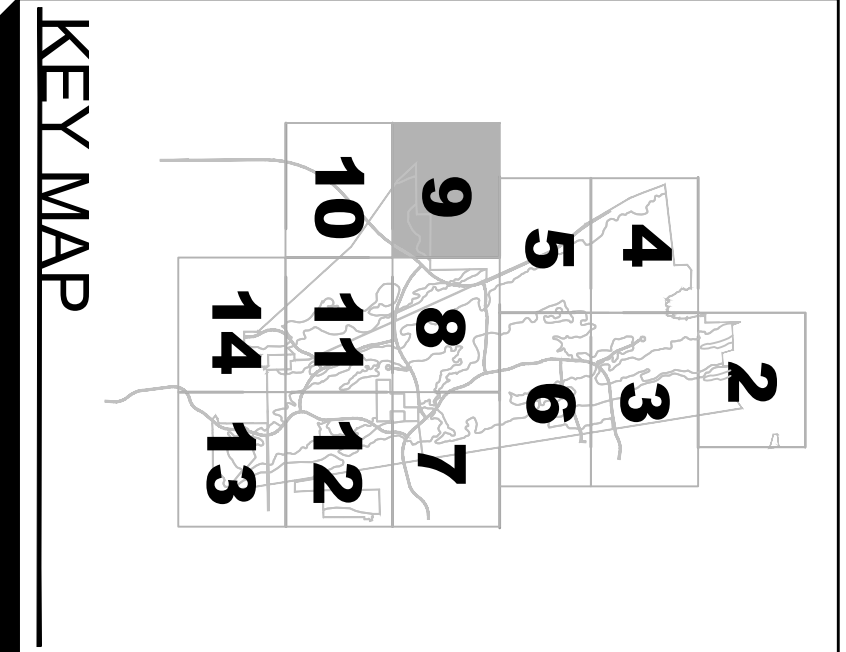
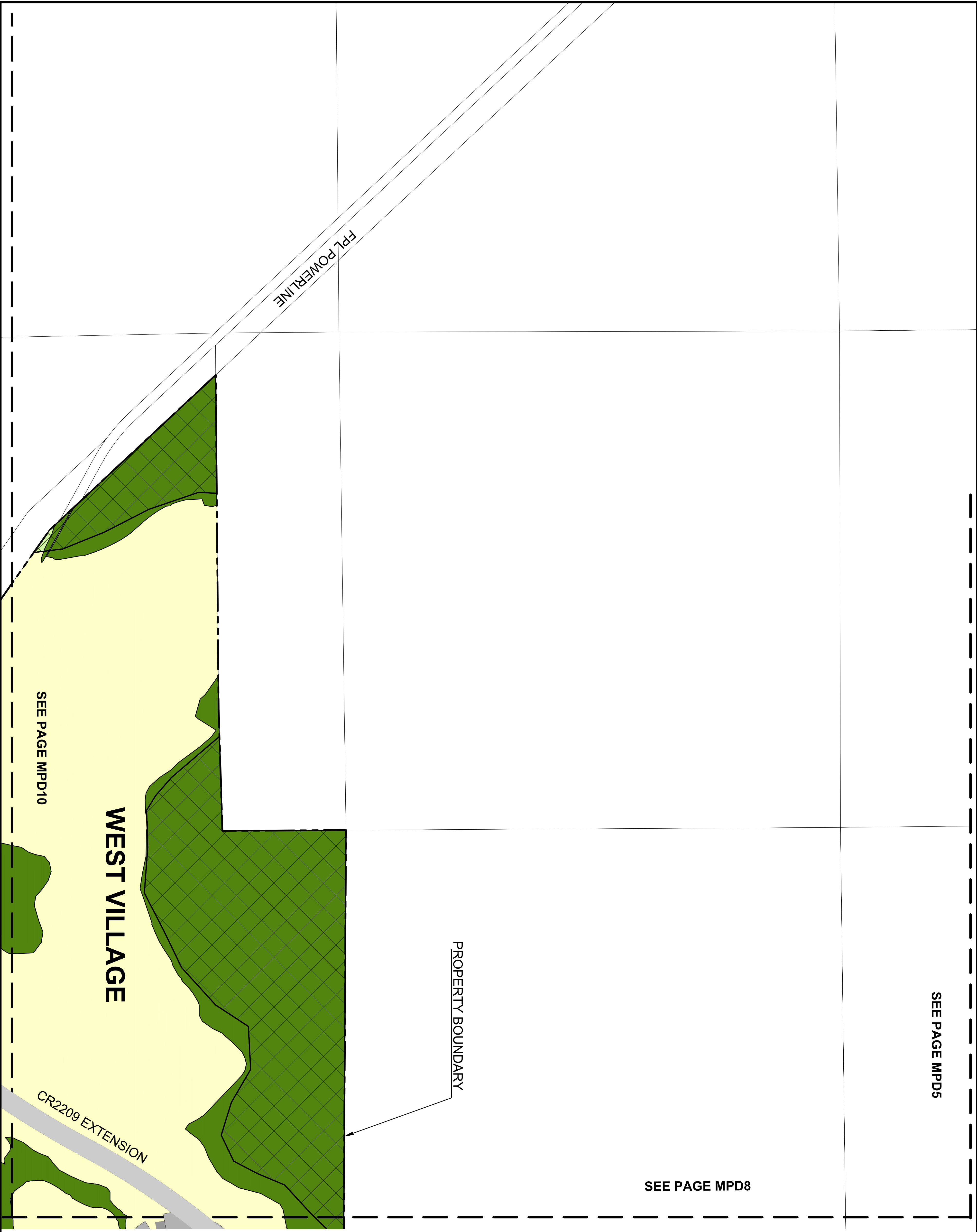
CHECKED BY: LKH

DATE: 03-23-2026

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

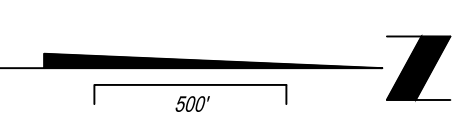
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P.E. NUMBER:

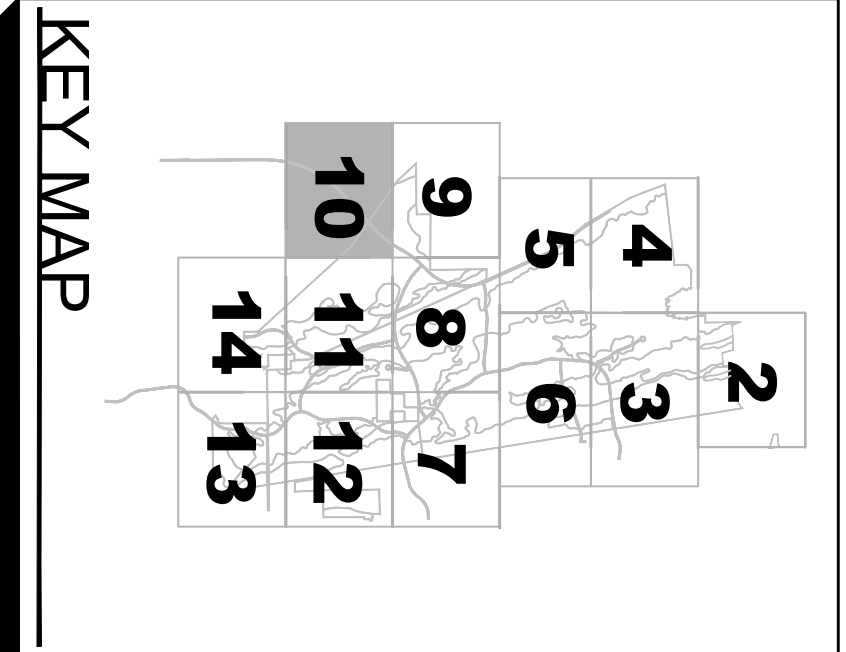
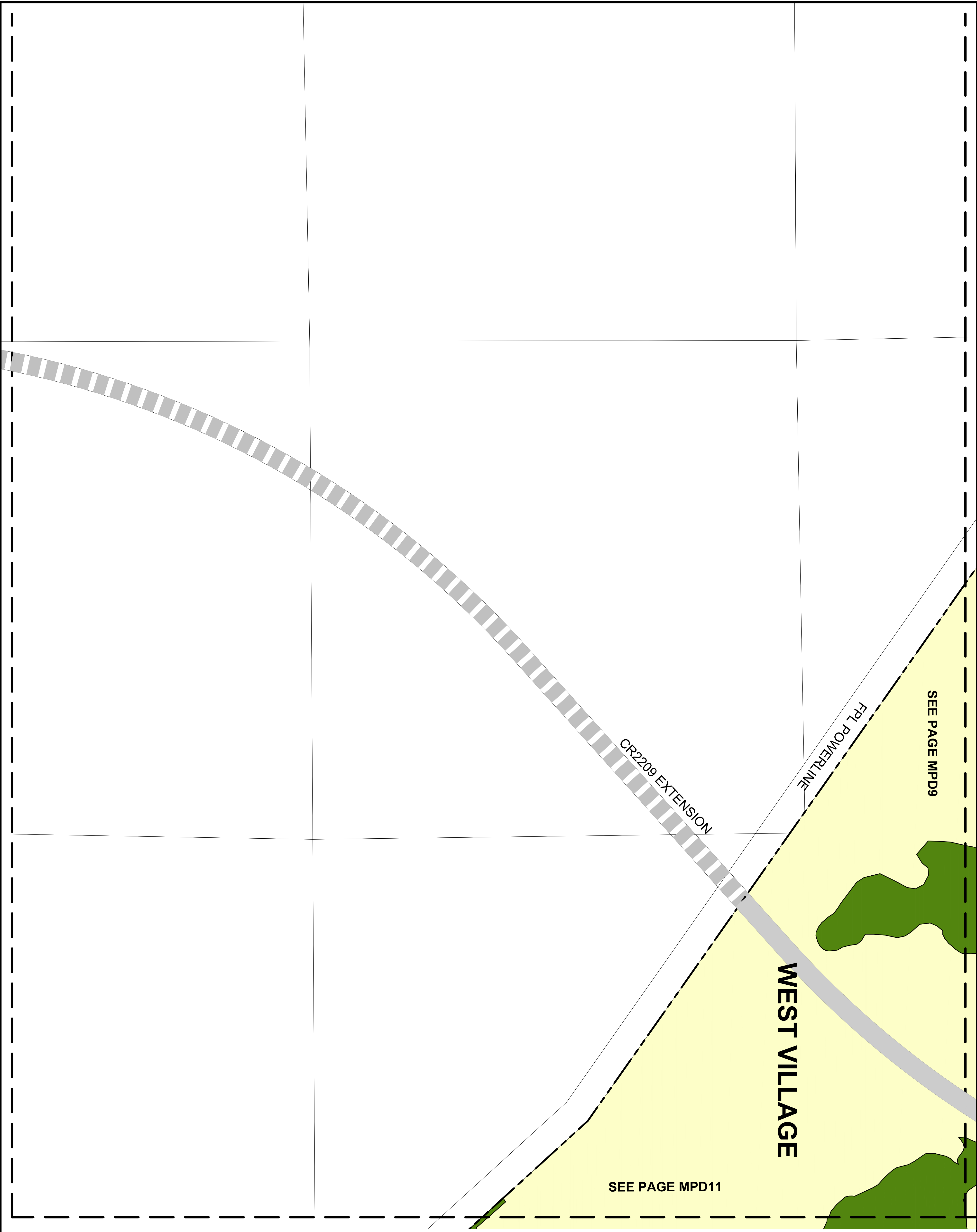


LEGEND

- GREENWAY OVERLAY
- TRANSITION ZONE
- VILLAGE
- WETLANDS
- UPLAND/OPEN SPACE
- EXISTING LAKE
- VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL ACTIVITY CENTER
- CONCEPTUAL ENTRANCES TO PARCELS
- REGIONAL ROADWAY NETWORK

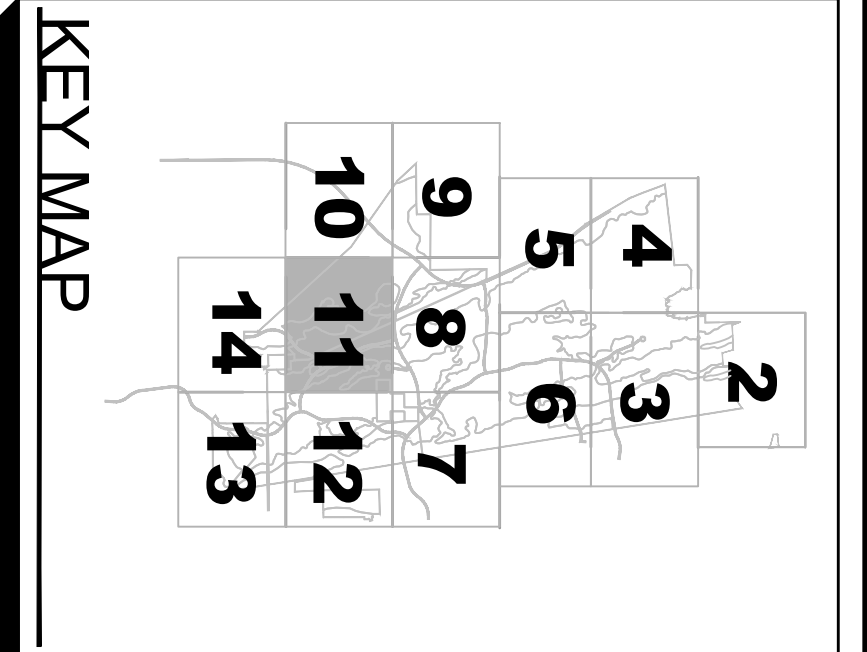
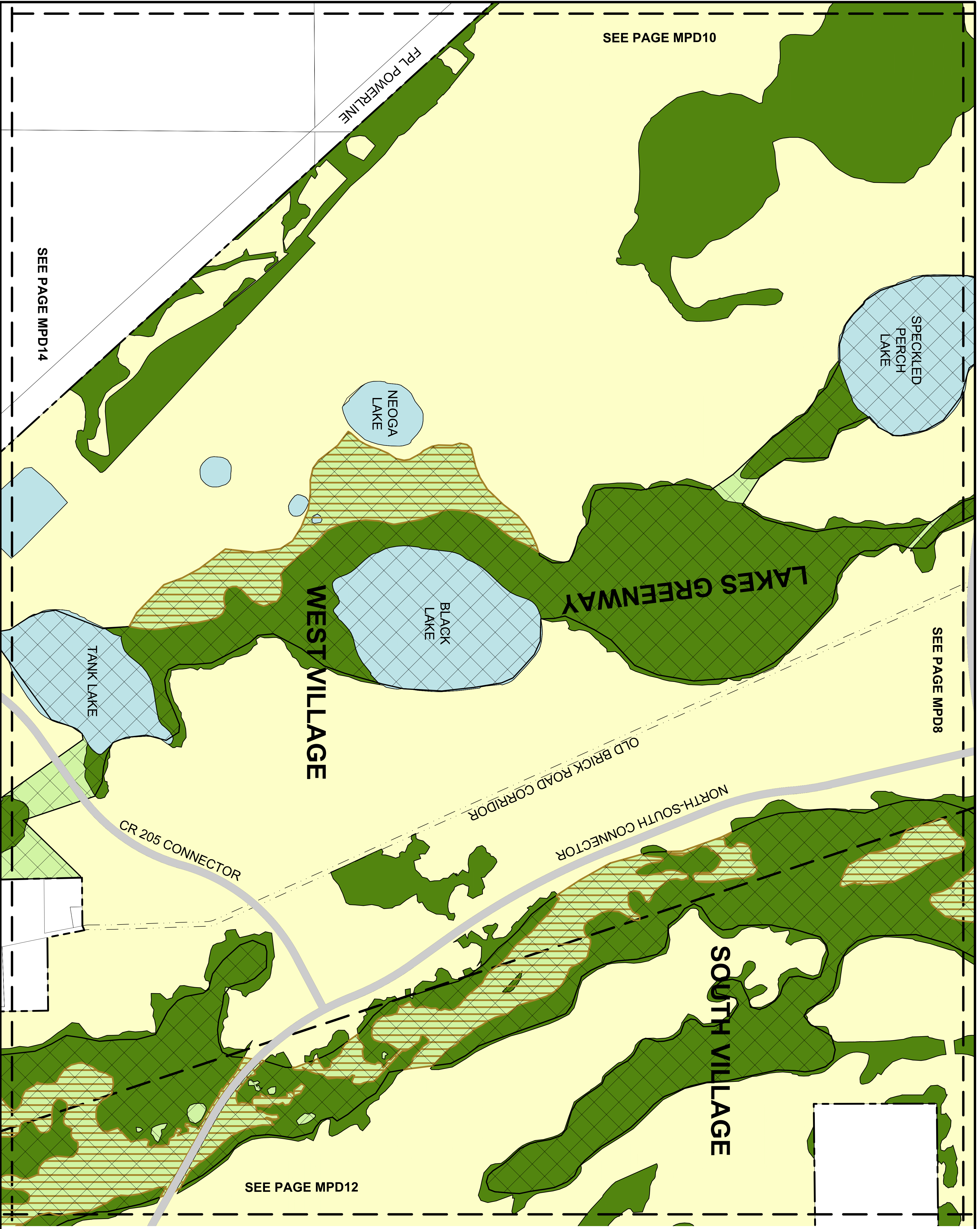


<p>DRAWING NUMBER MPD9</p>	<p>MPD SITE PLAN</p> <p>RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC</p>	<p>ENGLAND-THIMS & MILLER</p>	<p>Trusted Advisors, Creating Community.</p> <p>14775 Old St. Augustine Rd. Jacksonville, Florida 32258 (904) 642-8990 www.etmnc.com REG- 00002584 LC-0000316</p>	<p>ETM NO. 19-239-01-028</p> <p>DRAWN BY: SS</p> <p>DESIGNED BY: KMS</p> <p>CHECKED BY: LKH</p> <p>DATE: 03-23-2026</p>	<p>REVISIONS: 04-28-26 REVISED PER COPC COMMENTS</p>	<p>PLANS PREPARED UNDER THE DIRECTION OF:</p> <p>P.E. NUMBER:</p>
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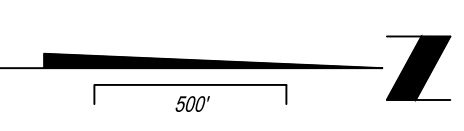
LEGEND	
	GREENWAY OVERLAY
	TRANSITION ZONE
	VILLAGE
	WETLANDS
	UPLAND/OPEN SPACE
	EXISTING LAKE
	VILLAGE CENTER
	EMPLOYMENT CENTER
	REGIONAL ACTIVITY CENTER
	CONCEPTUAL ENTRANCES TO PARCELS
	REGIONAL ROADWAY NETWORK

DRAWING NUMBER MPD10	MPD SITE PLAN	ENGLAND-THIMS & MILLER	Trusted Advisors, Creating Community. 14775 Old St. Augustine Rd. Jacksonville, Florida 32258 (904) 642-8990 www.etmnc.com REG- 00002584 LC-0000316	ETM NO. 19-239-01-028 DRAWN BY: SS DESIGNED BY: KMS CHECKED BY: LKH DATE: 03-23-2026	REVISIONS: 04-28-26 REVISED PER COPC COMMENTS	PLANS PREPARED UNDER THE DIRECTION OF: P.E. NUMBER:
	RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC			T:\2019\19-239\19-239-01 - Rayonier Work\19-239-01-028 Palm Coast\Planning\Applications\MPD Rezoning\00_MPD Working Map\19-239-01-028_Palm Coast MPD.dwg	PLOTTED: April 30, 2026 - 5:59 PM, BY: Karl Soderholm	

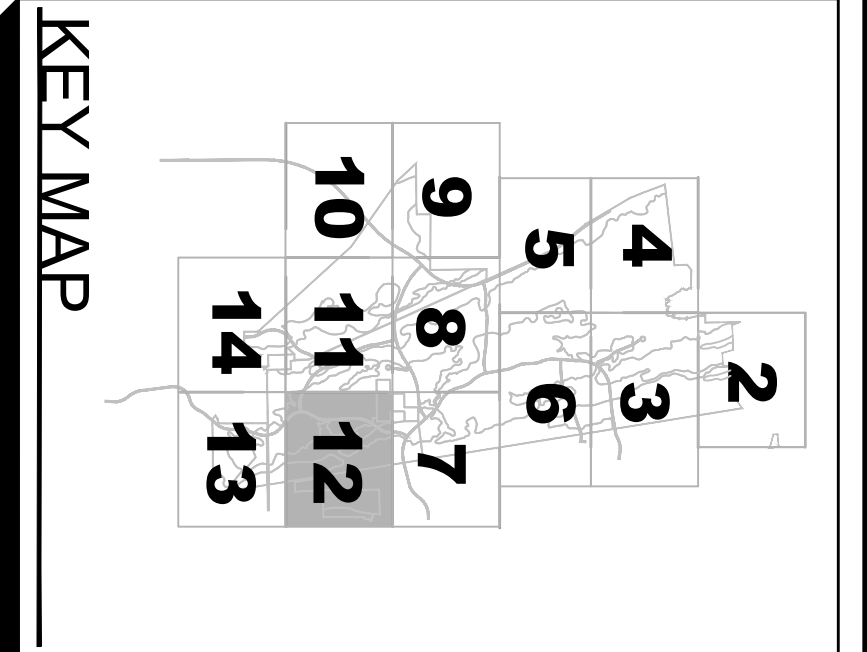
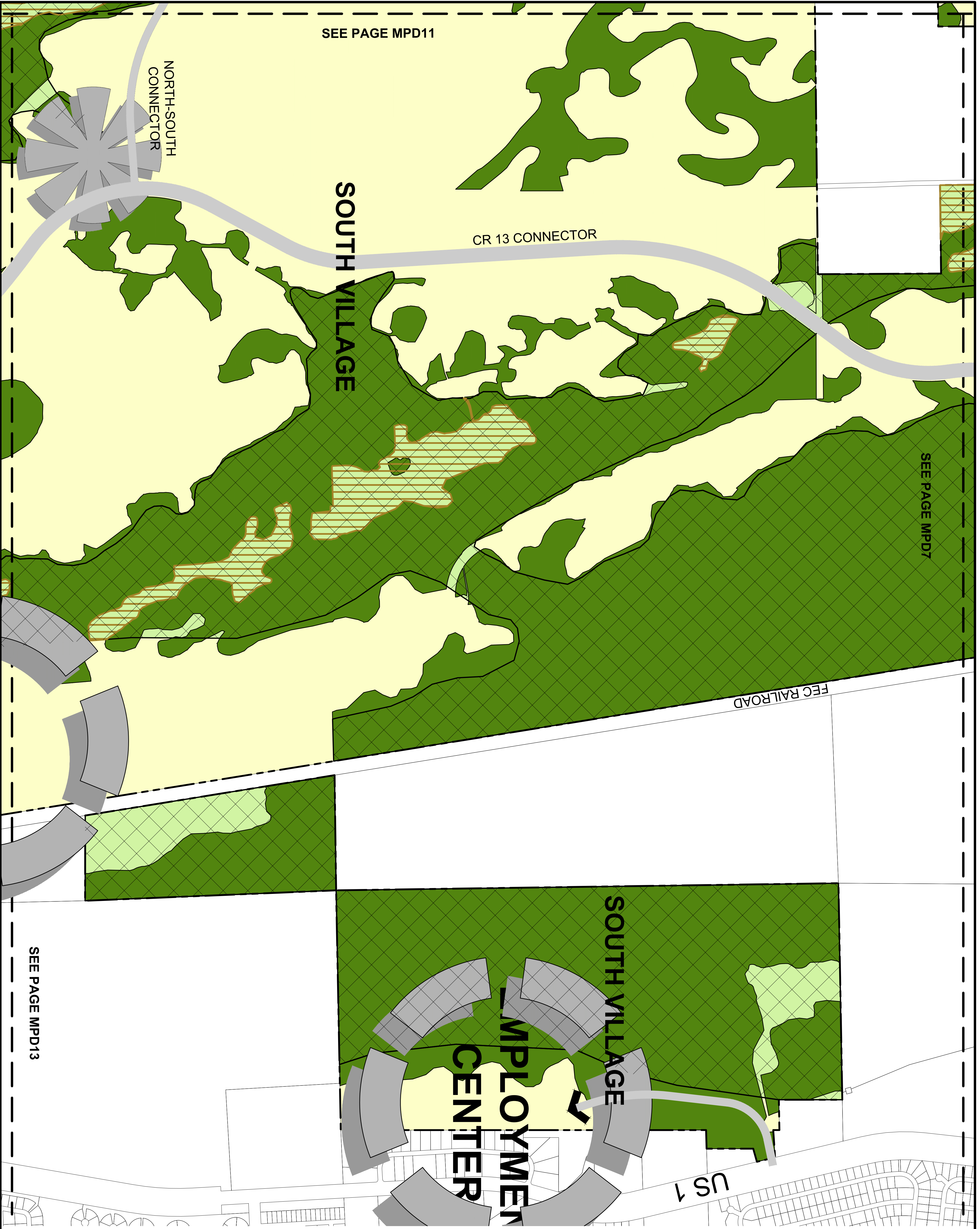


LEGEND

- GREENWAY OVERLAY
- TRANSITION ZONE
- VILLAGE
- WETLANDS
- UPLAND/OPEN SPACE
- EXISTING LAKE
- VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL ACTIVITY CENTER
- CONCEPTUAL ENTRANCES TO PARCELS
- REGIONAL ROADWAY NETWORK

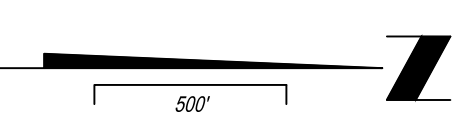


DRAWING NUMBER MPD11	MPD SITE PLAN		Trusted Advisors, Creating Community. 14775 Old St. Augustine Rd. Jacksonville, Florida 32258 (904) 642-8990 www.etmnc.com REG- 00002584 LC-0000316	ETM NO. 19-239-01-028	REVISIONS: 04-28-26 REVISED PER COPC COMMENTS	PLANS PREPARED UNDER THE DIRECTION OF: P.E. NUMBER:
	RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC			DRAWN BY: SS DESIGNED BY: KMS CHECKED BY: LKH DATE: 03-23-2026		



LEGEND

	GREENWAY OVERLAY
	TRANSITION ZONE
	VILLAGE
	WETLANDS
	UPLAND/OPEN SPACE
	EXISTING LAKE
	VILLAGE CENTER
	EMPLOYMENT CENTER
	REGIONAL ACTIVITY CENTER
	CONCEPTUAL ENTRANCES TO PARCELS REGIONAL ROADWAY NETWORK



MPD SITE PLAN

RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC

DRAWING NUMBER
MPD12

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ETM NO. 19-239-01-028
DRAWN BY: SS
DESIGNED BY: KMS
CHECKED BY: LKH
DATE: 03-23-2026

REVISIONS: 04-28-26 REVISED PER COPC COMMENTS
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PLANS PREPARED UNDER THE DIRECTION OF:

P.E. NUMBER:



SEE PAGE MPD14

SEE PAGE MPD12

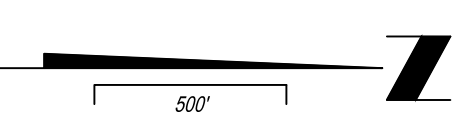
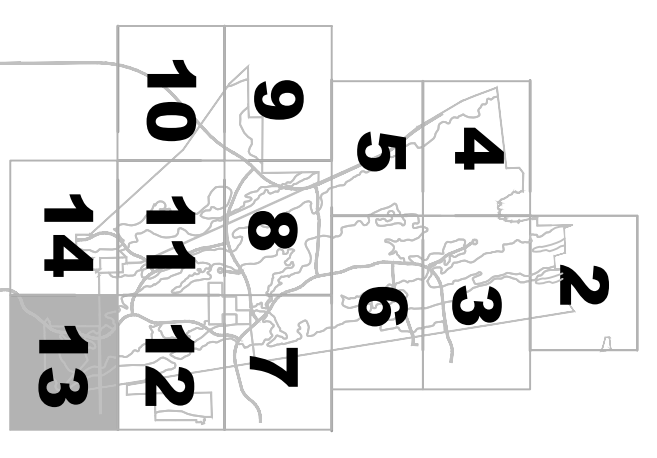
EMPLOYMENT CENTER

SOUTH VILLAGE

LEGEND

- GREENWAY OVERLAY
- TRANSITION ZONE
- VILLAGE
- WETLANDS
- UPLAND/OPEN SPACE
- EXISTING LAKE
- VILLAGE CENTER
- EMPLOYMENT CENTER
- REGIONAL ACTIVITY CENTER
- CONCEPTUAL ENTRANCES TO PARCELS REGIONAL ROADWAY NETWORK

KEY MAP



MPD13

DRAWING NUMBER

MPD SITE PLAN

RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC



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P.E. NUMBER:

SEE PAGE MPD11

FPL POWERLINE

WEST VILLAGE

CR 205 CONNECTOR

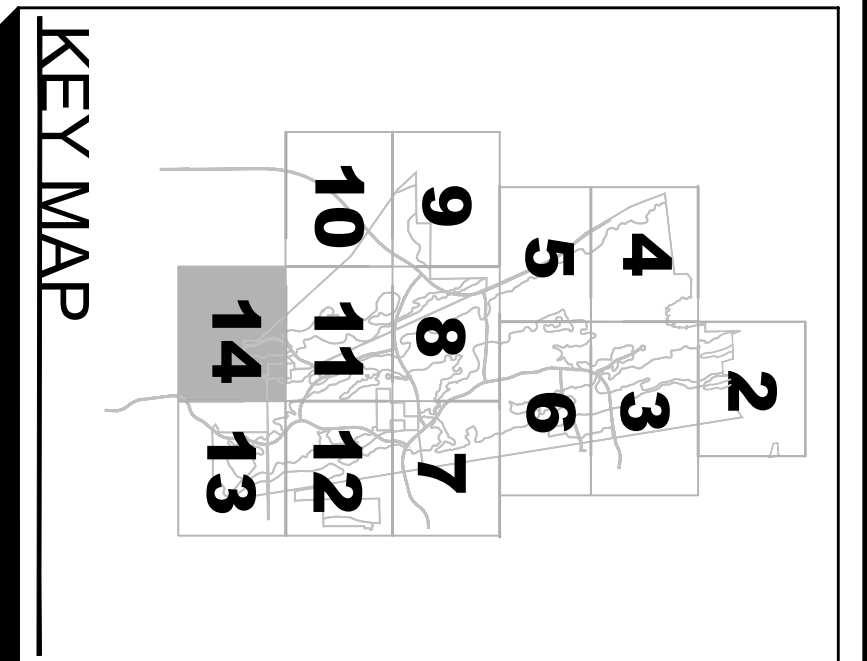
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ESPAÑOLA

ESPAÑOLA BUFFER AREA

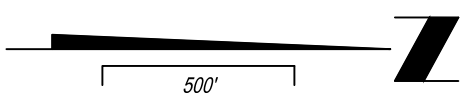
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SEE PAGE MPD13



LEGEND

	GREENWAY OVERLAY
	TRANSITION ZONE
	VILLAGE
	WETLANDS
	UPLAND/OPEN SPACE
	EXISTING LAKE
	VILLAGE CENTER
	EMPLOYMENT CENTER
	REGIONAL ACTIVITY CENTER
	CONCEPTUAL ENTRANCES TO PARCELS REGIONAL ROADWAY NETWORK

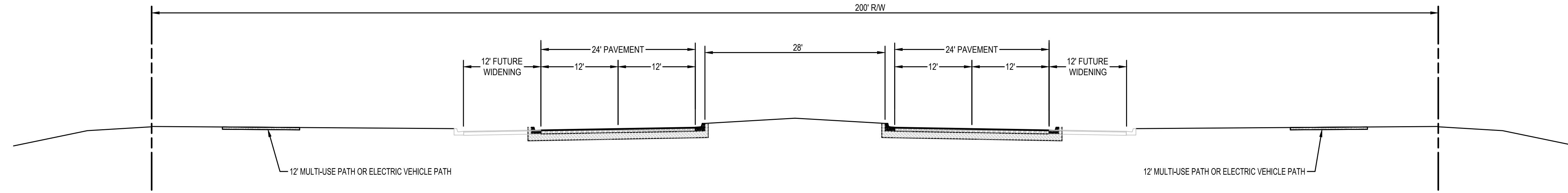


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	RAYDIENT PALM COAST FOR RAYDIENT PALM COAST, LLC			www.etminc.com	DESIGNED BY: KMS	CHECKED BY: LKH	

RECOMMENDED TYPICAL SECTIONS - COLLECTOR ROADS

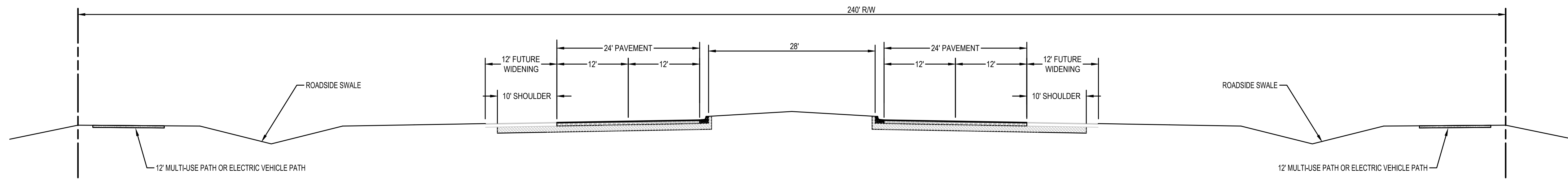
URBAN SECTIONS

NOTE: SIDEWALKS AND MULTI-USE PATHS MAY BE LOCATED WITHIN OR OUTSIDE OF THE RIGHT-OF-WAY, SUBJECT TO APPLICABLE EASEMENTS.



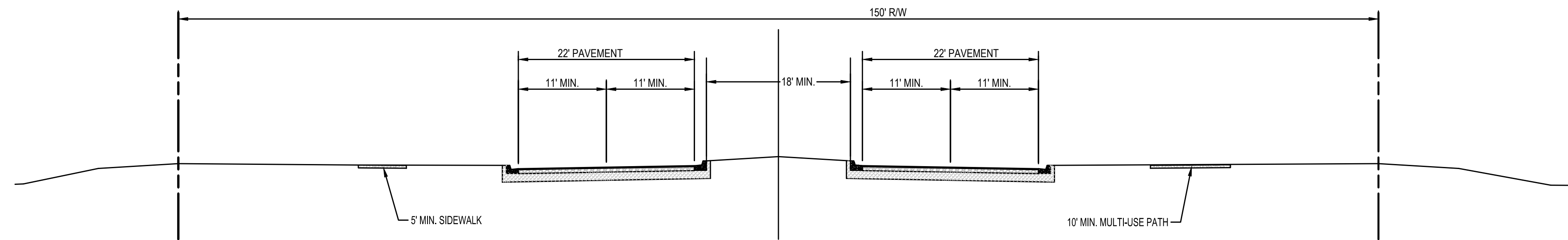
LOOP ROAD SECTION A

N.T.S.



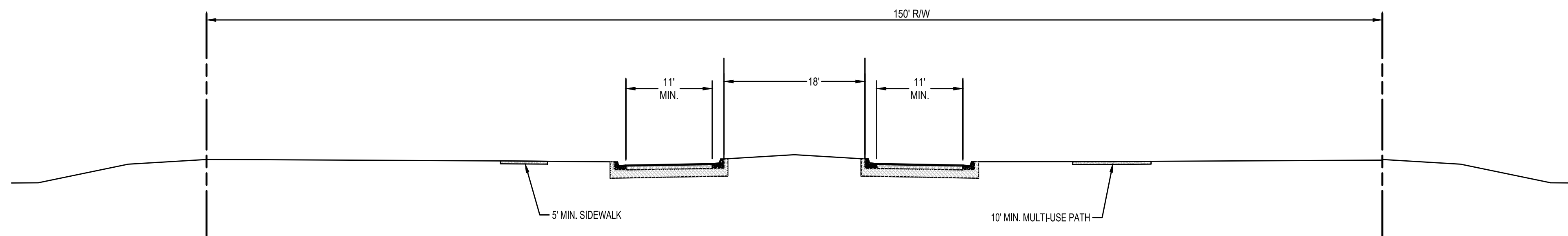
LOOP ROAD SECTION B

N.T.S.



MAIN BOULEVARD ROADWAY A

N.T.S.



MAIN BOULEVARD ROADWAY B

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:
P.E. NUMBER:

REVISIONS:
04-28-26 REVISED PER COPC COMMENTS

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DRAWN BY:	KMS
DESIGNED BY:	LKH
CHECKED BY:	
DATE:	03-23-2026

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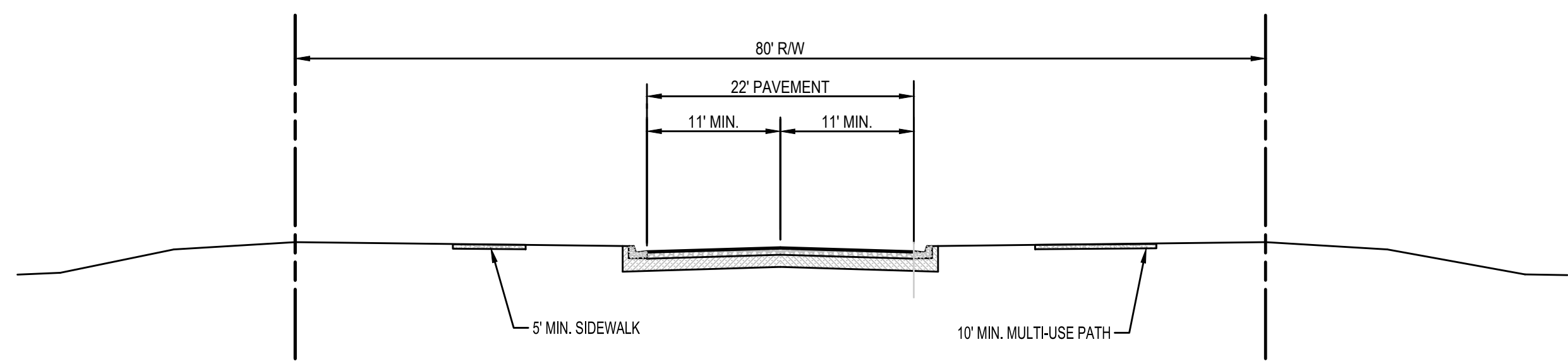
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ENGLAND-THIMS & MILLER

TYPICAL SECTIONS
RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

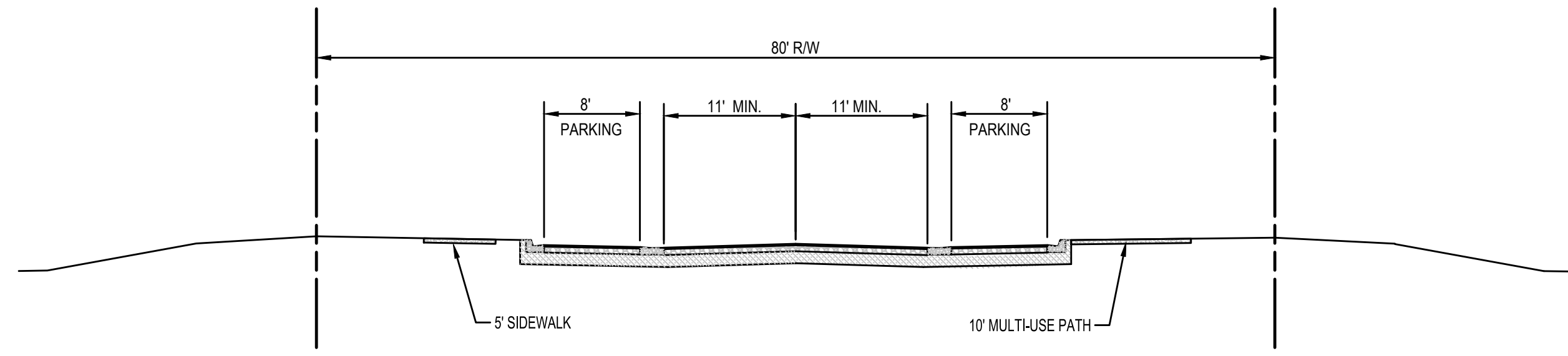
DRAWING NUMBER
MPD15

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AVENUE ROADWAY A

N.T.S.

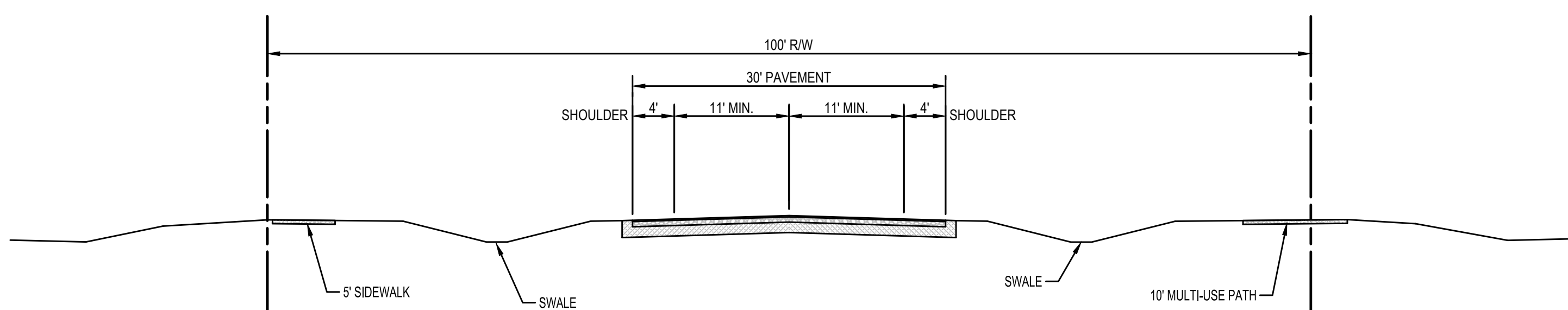


AVENUE ROADWAY A WITH ON-STREET PARKING

N.T.S.

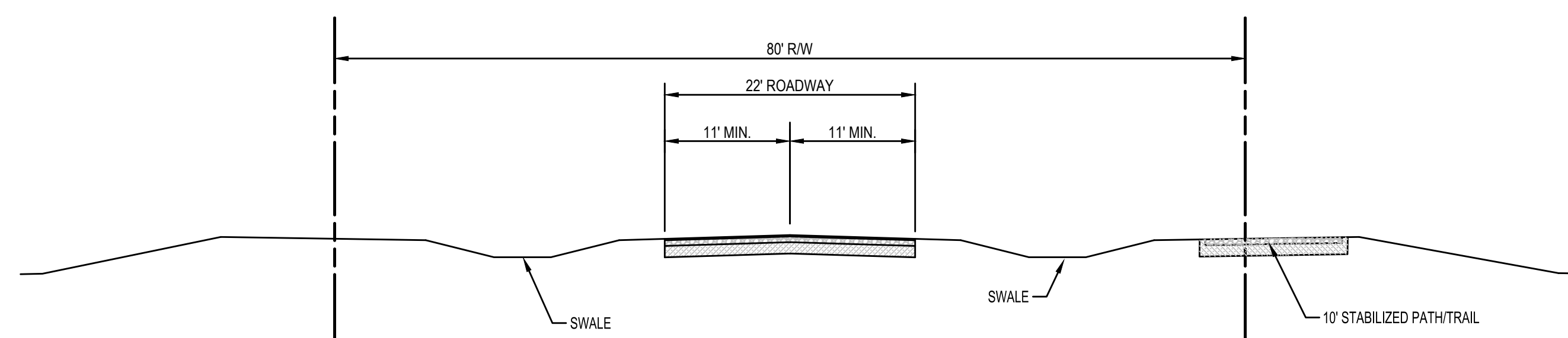
RECOMMENDED TYPICAL SECTIONS - COLLECTOR ROADS

RURAL SECTIONS



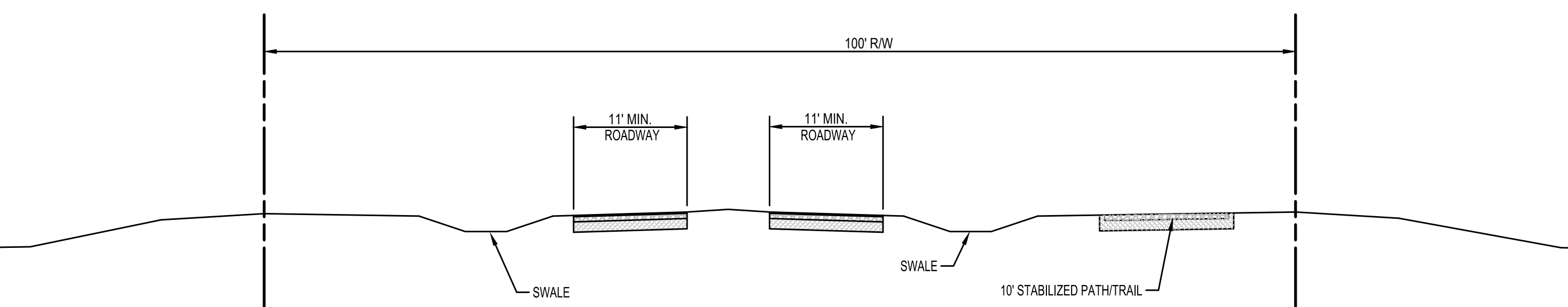
RURAL AVENUE ROADWAY

N.T.S.



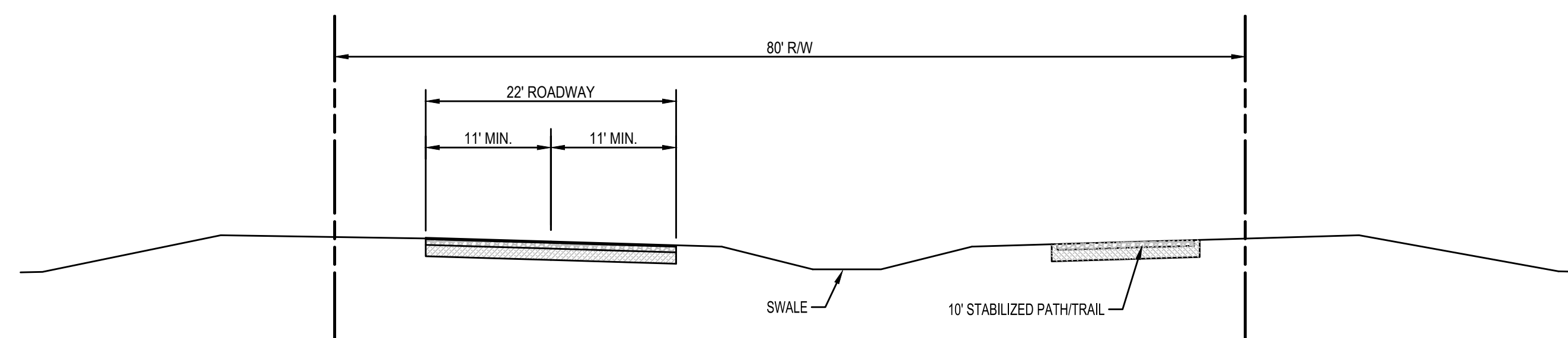
RURAL STREET A

N.T.S.



RURAL STREET B

N.T.S.



RURAL STREET C

N.T.S.

NOTE: SIDEWALKS AND MULTI-USE PATHS MAY BE LOCATED WITHIN OR OUTSIDE OF THE RIGHT-OF-WAY, SUBJECT TO APPLICABLE EASEMENTS

PLANS PREPARED UNDER THE DIRECTION OF:
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TYPICAL SECTIONS
FOR
RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

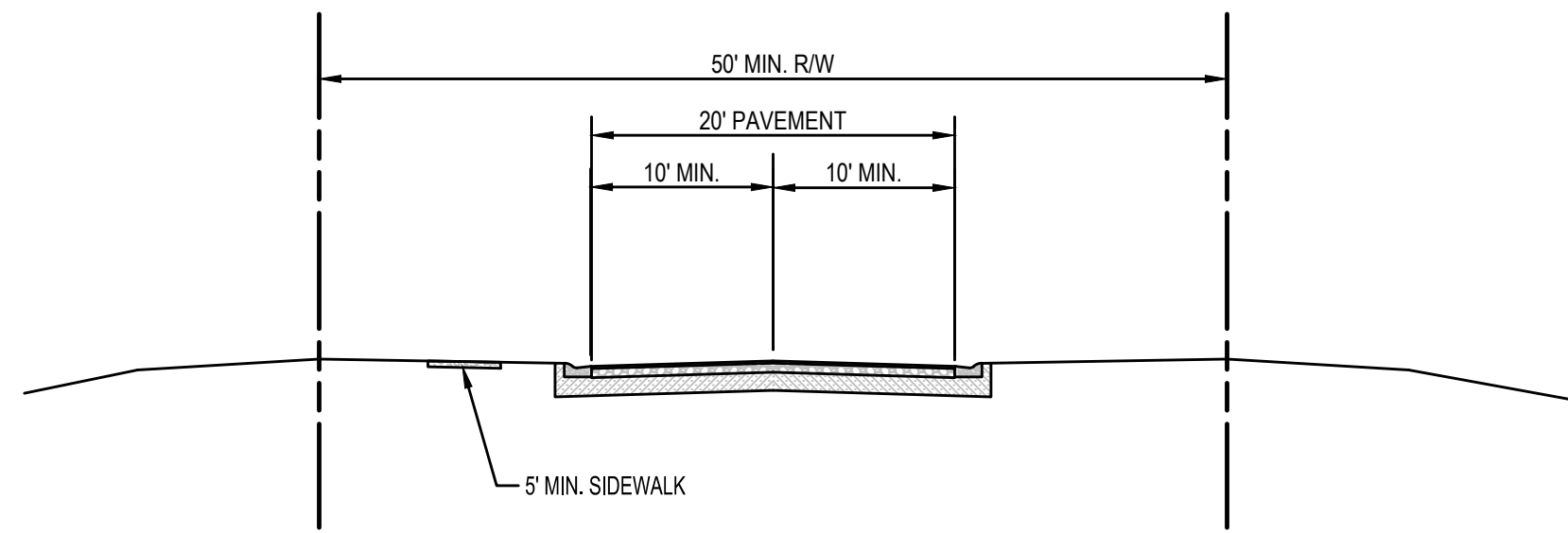
DRAWING NUMBER
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RECOMMENDED TYPICAL SECTIONS - LOCAL ROADS

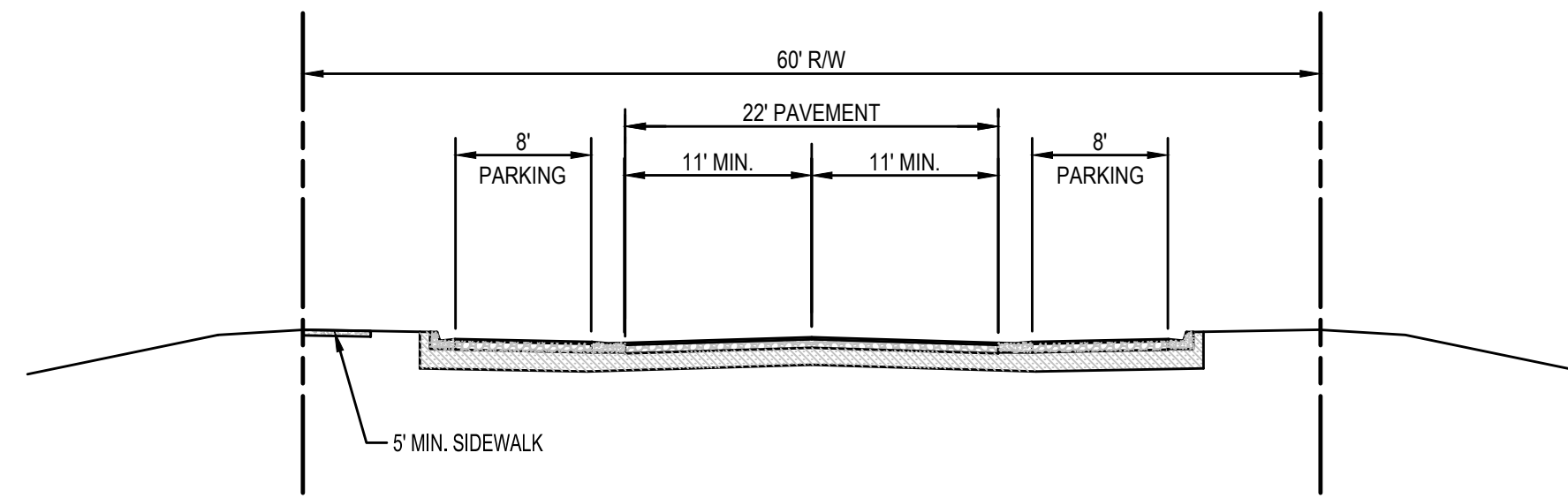
URBAN SECTIONS

NOTE: SIDEWALKS AND MULTI-USE PATHS MAY BE LOCATED WITHIN OR OUTSIDE OF THE RIGHT-OF-WAY, SUBJECT TO APPLICABLE EASEMENTS



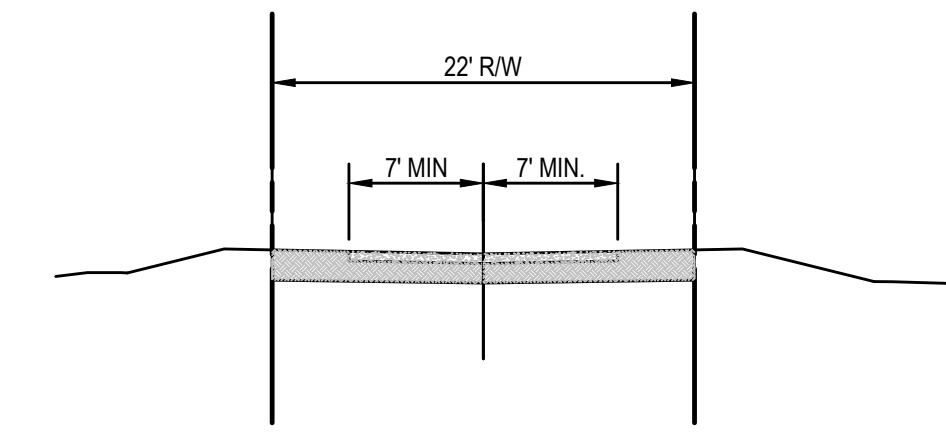
STREET ROADWAY

N.T.S.



STREET ROADWAY WITH ON-STREET PARKING

N.T.S.

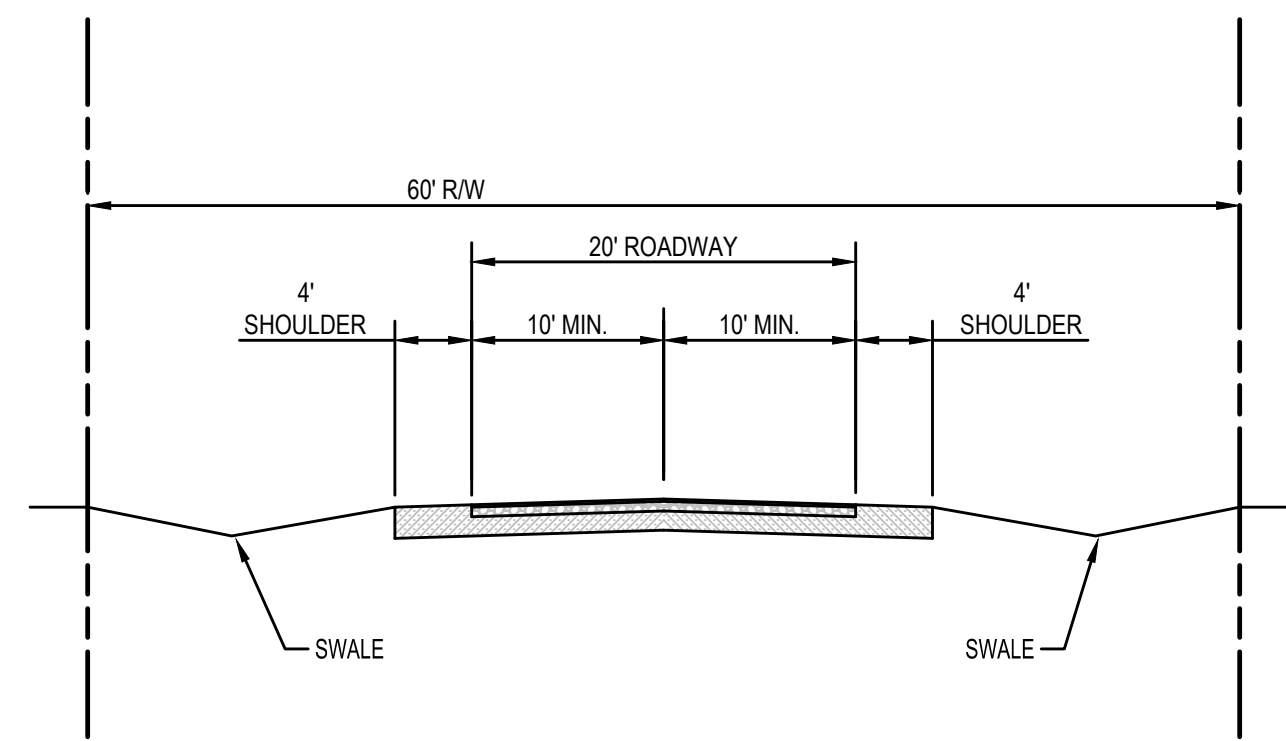


ALLEYWAY

N.T.S.

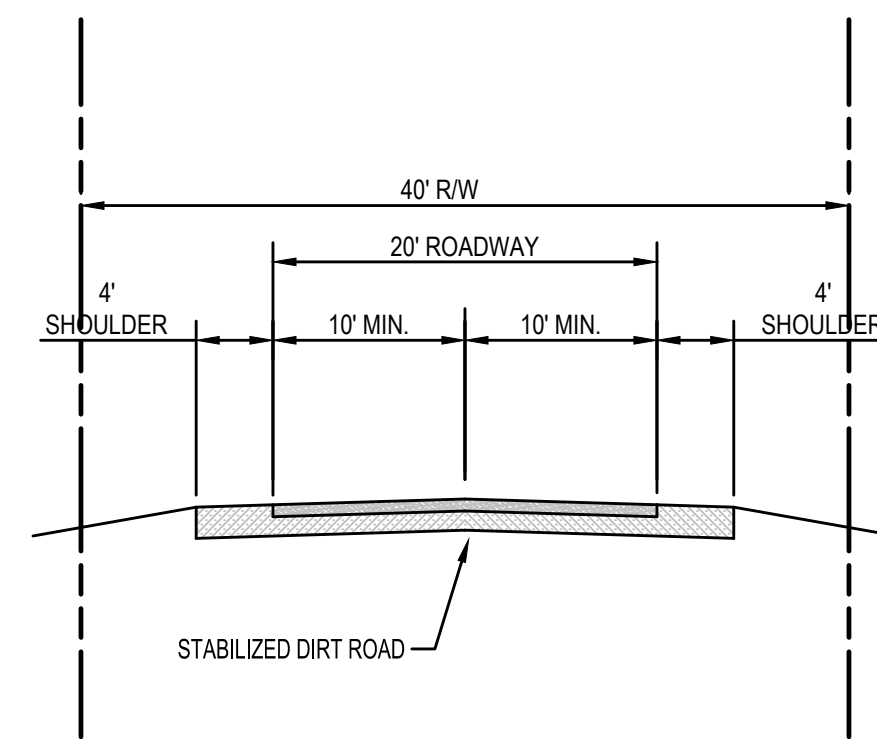
RECOMMENDED TYPICAL SECTIONS - LOCAL ROADS

RURAL SECTIONS



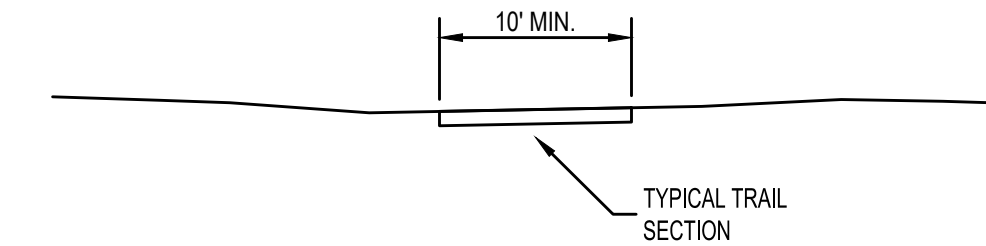
LOCAL ROAD

N.T.S.



STABILIZED LOW-IMPACT ROAD

N.T.S.

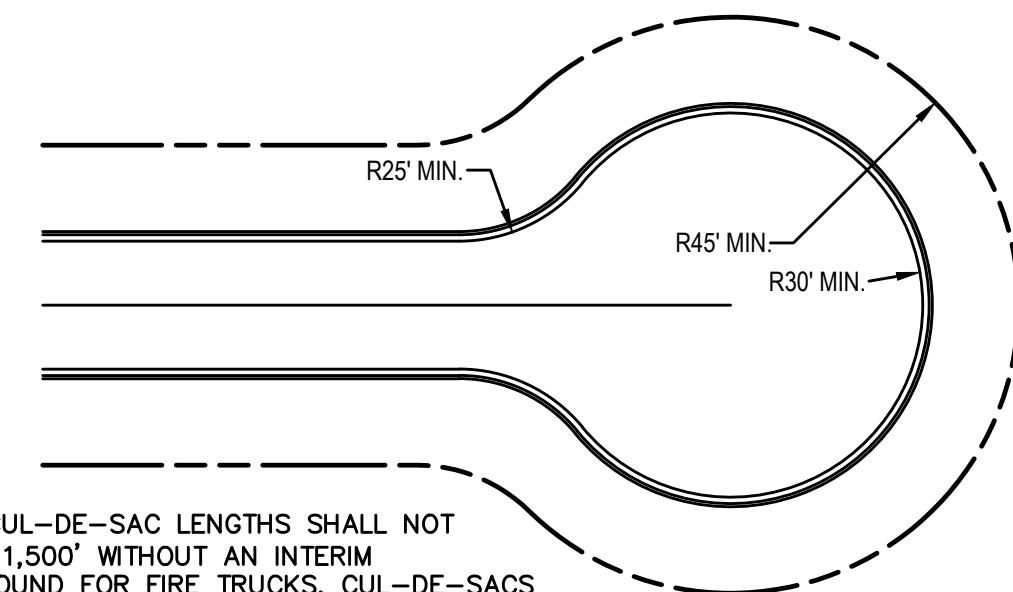


TYPICAL TRAIL SECTION

N.T.S.

RECOMMENDED TYPICAL LAYOUT - CUL-DE-SAC

RURAL SECTIONS



NOTE: CUL-DE-SAC LENGTHS SHALL NOT EXCEED 1,500' WITHOUT AN INTERIM TURNAROUND FOR FIRE TRUCKS. CUL-DE-SACS OR T-TURNAROUNDS ARE ONLY REQUIRED ON ROADS GREATER THAN 150' IN LENGTH.

CUL-DE-SAC LAYOUT

N.T.S.

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS: 04-28-26 REVISED PER COPC COMMENTS

ETM NO. 19-239-01-028

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TYPICAL SECTIONS

RAYDIENT PALM COAST
FOR
RAYDIENT PALM COAST, LLC

DRAWING NUMBER

MPD17

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Trip Generation Rate Calculations					
Land Use	ITE LUC	Independent Variable	PM Peak Hour		
			Gross Trip Rate ¹	Pass-by Percentage ²	New Trip Rate
Single-Family Detached Housing	210	DU	0.93	0.0%	0.93
Single-Family Attached Housing	215	DU	0.51	0.0%	0.51
Multi-family Low-Rise	220	DU	0.52	0.0%	0.52
Multi-family Mid-Rise	221	DU	0.38	0.0%	0.38
Low-Rise Res. w/ Ground Floor Commercial	230	DU	0.36	0.0%	0.36
Mid-Rise Res. with Ground Floor Commercial	231	DU	0.40	0.0%	0.40
Senior Adult Housing—Single-Family	251	DU	0.29	0.0%	0.29
Senior Adult Housing—Multifamily	252	DU	0.25	0.0%	0.25
Assisted Living	254	DU	0.24	0.0%	0.24
Hotel	310	Rooms	0.47	0.0%	0.47
Resort Hotel	330	Rooms	0.39	0.0%	0.39
General Light Industrial	110	1000 SF	0.49	0.0%	0.49
Industrial Park	130	1000 SF	0.23	0.0%	0.23
Warehouse	150	1000 SF	0.15	0.0%	0.15
Congregate Care Facility	253	DU	0.18	0.0%	0.18
Office	710	1000 SF	1.18	0.0%	1.18
Medical-Dental Office Building	720	1000 SF	3.42	0.0%	3.42
Office Park	750	1000 SF	1.21	0.0%	1.21
Shopping Center (>150K)	820	1000 SF	3.26	34.0%	2.15
Shopping Plaza with Supermarket (40K -150K)	821	1000 SF	8.58	40.0%	5.15
Shopping Plaza without Supermarket (40K -150K)	821	1000 SF	4.76	40.0%	2.86
Strip Retail Plaza (<40K)	822	1000 SF	6.29	40.0%	3.77

Note: PM peak hour trip rate criteria:

1) Trip rate from the ITE's Trip Generation Manual, 12th Edition

2) Reduced for Pass-by based on the 3rd edition of ITE's Trip Generation Handbook

3) No Internal Capture considered

Land Use Exchange Table																							
FROM:	TO:	Single-Family Detached Housing	Single-Family Attached Housing	Multi-family Low-Rise	Multi-family Mid-Rise	Low-Rise Res. w/ Ground Floor Commercial	Senior Adult Housing Detached	Senior Adult Housing Attached	Senior Adult Housing—Multifamily	Assisted Living	Hotel	General Light Industrial	Industrial Park	Industrial Park	Warehouse	Congregate Care Facility	Office	Medical-Dental Office Building	Office Park	Shopping Center (>150K)	Shopping Plaza with Supermarket (40K -150K)	Shopping Plaza without Supermarket (40K -150K)	Strip Retail Plaza (<40K)
		DU	DU	DU	DU	DU	DU	DU	DU	DU	Rooms	Rooms	1000 SF	1000 SF	1000 SF	DU	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF	1000 SF
	Trip Rate	0.93	0.51	0.52	0.38	0.36	0.40	0.29	0.25	0.24	0.47	0.39	0.49	0.23	0.15	0.18	1.18	3.42	1.21	2.15	5.15	2.86	3.77
Single-Family Detached Housing	0.93	1.0000	1.8235	1.7885	2.4474	2.5833	2.3250	3.2069	3.7200	3.8750	1.9787	2.3846	1.8980	4.0435	6.2000	5.1667	0.7881	0.2719	0.7686	0.4326	0.1806	0.3252	0.2467
Single-Family Attached Housing	0.51	0.5484	1.0000	0.9808	1.3421	1.4167	1.2750	1.7586	2.0400	2.1250	1.0851	1.3077	1.0408	2.2174	3.4000	2.8333	0.4322	0.1491	0.4215	0.2372	0.0990	0.1783	0.1353
Multi-family Low-Rise	0.52	0.5591	1.0196	1.0000	1.3684	1.4444	1.3000	1.7931	2.0800	2.1667	1.1064	1.3333	1.0612	2.2609	3.4667	2.8889	0.4407	0.1520	0.4298	0.2419	0.1010	0.1818	0.1379
Multi-family Mid-Rise	0.38	0.4086	0.7451	0.7308	1.0000	1.0556	0.9500	1.3103	1.5200	1.5833	0.8085	0.9744	0.7755	1.6522	2.5333	2.1111	0.3220	0.1111	0.3140	0.1767	0.0738	0.1329	0.1008
Low-Rise Res. w/ Ground Floor Commercial	0.36	0.3871	0.7059	0.6923	0.9474	1.0000	0.9000	1.2414	1.4400	1.5000	0.7660	0.9231	0.7347	1.5652	2.4000	2.0000	0.3051	0.1053	0.2975	0.1674	0.0699	0.1259	0.0955
Mid-Rise Res. with Ground Floor Commercial	0.40	0.4301	0.7843	0.7692	1.0526	1.1111	1.0000	1.3793	1.6000	1.6667	0.8511	1.0256	0.8163	1.7391	2.6667	2.2222	0.3390	0.1170	0.3306	0.1860	0.0777	0.1399	0.1061
Senior Adult Housing—Single-Family	0.29	0.3118	0.5686	0.5577	0.7632	0.8056	0.7250	1.0000	1.1600	1.2083	0.6170	0.7436	0.5918	1.2609	1.9333	1.6111	0.2458	0.0848	0.2397	0.1349	0.0563	0.1014	0.0769
Senior Adult Housing—Multifamily	0.25	0.2688	0.4902	0.4808	0.6579	0.6944	0.6250	0.8621	1.0000	1.0417	0.5319	0.6410	0.5102	1.0870	1.6667	1.3889	0.2119	0.0731	0.2066	0.1163	0.0485	0.0874	0.0663
Assisted Living	0.24	0.2581	0.4706	0.4615	0.6316	0.6667	0.6000	0.8276	0.9600	1.0000	0.5106	0.6154	0.4898	1.0435	1.6000	1.3333	0.2034	0.0702	0.1983	0.1116	0.0466	0.0839	0.0637
Hotel	0.47	0.5054	0.9216	0.9038	1.2368	1.3056	1.1750	1.6207	1.8800	1.9583	1.0000	1.2051	0.9592	2.0435	3.1333	2.6111	0.3983	0.1374	0.3884	0.2186	0.0913	0.1643	0.1247
Resort Hotel	0.39	0.4194	0.7647	0.7500	1.0263	1.0833	0.9750	1.3448	1.5600	1.6250	0.8298	1.0000	0.7959	1.6957	2.6000	2.1667	0.3305	0.1140	0.3223	0.1814	0.0757	0.1364	0.1034
General Light Industrial	0.49	0.5269	0.9608	0.9423	1.2895	1.3611	1.2250	1.6897	1.9600	2.0417	1.0426	1.2564	1.0000	2.1304	3.2667	2.7222	0.4153	0.1433	0.4050	0.2279	0.0951	0.1713	0.1300
Industrial Park	0.23	0.2473	0.4510	0.4423	0.6053	0.6389	0.5750	0.7931	0.9200	0.9583	0.4894	0.5897	0.4694	1.0000	1.5333	1.2778	0.1949	0.0673	0.1901	0.1070	0.0447	0.0804	0.0610
Warehouse	0.15	0.1613	0.2941	0.2885	0.3947	0.4167	0.3750	0.5172	0.6000	0.6250	0.3191	0.3846	0.3061	0.6522	1.0000	0.8333	0.1271	0.0439	0.1240	0.0698	0.0291	0.0524	0.0398
Congregate Care Facility	0.18	0.1935	0.3529	0.3462	0.4737	0.5000	0.4500	0.6207	0.7200	0.7500	0.3830	0.4615	0.3673	0.7826	1.2000	1.0000	0.1525	0.0526	0.1488	0.0837	0.0350	0.0629	0.0477
Office	1.18	1.2688	2.3137	2.2692	3.1053	3.2778	2.9500	4.0690	4.7200	4.9167	2.5106	3.0256	2.4082	5.1304	7.8667	6.5556	1.0000	0.3450	0.9752	0.5488	0.2291	0.4126	0.3130
Medical-Dental Office Building	3.42	3.6774	6.7059	6.5769	9.0000	9.5000	8.5500	11.7931	13.6800	14.2500	7.2766	8.7692	6.9796	14.8696	22.8000	19.0000	2.8983	1.0000	2.8264	1.5907	0.6641	1.1958	0.9072
Office Park	1.21	1.3011	2.3725	2.3269	3.1842	3.3611	3.0250	4.1724	4.8400	5.0417	2.5745	3.1026	2.4694	5.2609	8.0667	6.7222	1.0254	0.3538	1.0000	0.5628	0.2350	0.4231	0.3210
Shopping Center (>150K)	2.15	2.3118	4.2157	4.1346	5.6579	5.9722	5.3750	7.4138	8.6000	8.9583	4.5745	5.5128	4.3878	9.3478	14.3333	11.9444	1.8220	0.6287	1.7769	1.0000	0.4175	0.7517	0.5703
Shopping Plaza with Supermarket (40K -150K)	5.15	5.5376	10.0980	9.9038	13.5526	14.3056	12.8750	17.7586	20.6000	21.4583	10.9574	13.2051	10.5102	22.3913	34.3333	28.6111	4.3644	1.5058	4.2562	2.3953	1.0000	1.8007	1.3660
Shopping Plaza without Supermarket (40K -150K)	2.86	3.0753	5.6078	5.5000	7.5263	7.9444	7.1500	9.8621	11.4400	11.9167	6.0851	7.3333	5.8367	12.4348	19.0667	15.8889	2.4237	0.8363	2.3636	1.3302	0.5553	1.0000	0.7586
Strip Retail Plaza (<40K)	3.77	4.0538	7.3922	7.2500	9.9211	10.4722	9.4250	13.0000	15.0800	15.7083	8.0213	9.6667	7.6939	16.3913	25.1333	20.9444	3.1949	1.1023	3.1157	1.7535	0.7320	1.3182	1.0000

Example: Convert 100 Du's of Single Family Detached Residential to Multi-family Mid-Rise

$$100 \times 2.44474 = 244$$

100 Single Family Detached units is equivalent to 244 Multi-family Mid-Rise Units

Convert 50,000 sf of Office to Light Industrial

$$50,000 \times 3.0256 = 151,280$$

50,000 sf of Office is equivalent to 151,280 sf of Light Industrial