

LONGLEAF PINE PRESERVE
Management Plan Summary

Date of Plan: October, 2006

Acreage: 3,452± acres

Location: North side of State Road 44 approximately three miles east from the intersection with Interstate 4, near the municipalities of Deland and Lake Helen, Volusia County.

Acquisition History: The County of Volusia and the St. Johns River Water Management District each own a portion of the management area. The County's ownership consists of approximately 2,158 acres and the District's ownership of the management area being approximately 1,294 acres.

County of Volusia – The portion of the management area owned by the County was originally acquired by the Florida Department of Transportation (FDOT) as mitigation for construction projects associated with State Road 44 and Interstate 4. In December of 2005, the property was conveyed by warranty deed from the FDOT to the County for purposes of resource management and providing limited outdoor recreational opportunities.

St. Johns River Water Management District – The District's property was acquired through two purchases. The first of these acquisitions, the original "Fourth Volusia" tract, occurred in the year 2000. This property, fronting upon State Road 44, encompassed approximately 417 acres. In 2002, approximately 9 acres was surplus to the Florida Department of Transportation for additional right-of-way for State Road 44. In early 2005 the District acquired additional contiguous property, consisting of approximately 886 acres, situated to the north of the property obtained in 2000.

Funding Source:

County of Volusia – The County did not incur any costs of acquisition for its portion of the management area.

St. Johns River Water Management District -- The original purchase, in 2000, was obtained using P2000 funds. Funds from the Florida Department of Transportation were used to acquire the property purchased in 2005.

Management Partners: The County of Volusia has assumed lead management responsibility for that portion of the Preserve owned by the St. Johns River Water Management District. This arrangement will be formalized through adoption by both parties, County and District, of a "Cooperative Management Agreement".

Key Resource Issues: Development and implementation of an "Objective-based Management" program which will include, but is not limited to, the following practices undertaken in furtherance of the identified "Desired Future Conditions"

- prescribed burning,
- harvesting and other silvicultural activities,
- maintenance of natural surface hydrology,
- protection and enhancement of listed species,
- restoration of altered and degraded areas, and
- control of exotic and invasive species.

Key Land Public Use / Recreation Issues:

- A trails system and group camping will be provided on the County-owned portion of the Preserve. Public access and use(s) are consistent with the limitations and other requirements mandated by the “Reserved Conservation Easement” established as part of the transfer of ownership from the Florida Department of Transportation to the County.
- Evaluate the feasibility of future public access and use of the St. Johns River Water Management District-owned portion of the management area. Concerns which need to be satisfactorily resolved / addressed prior to proposing public use of this portion of the management area include;
 - limitations on reasonable opportunities for connectivity of trails with the balance of the management area due to sensitive lands and intervening properties owned by others,
 - securing permission for public use (vehicular and non-vehicular) within the electrical transmission easement area,
 - connection to State Road 44, and
 - status of, and relationship to, use of District properties by a cattle grazing operation.
- The District has previously issued a “Special Use Authorization” (SUA) for the purpose of cattle grazing to the prior owner of the District property. This SUA expired in the Spring of 2006. The operator has subsequently indicated that he does not desire to continue this use. The Cooperative Management Agreement between the District and County provides that cattle grazing may be permitted in the future. If authorized, cattle grazing is an interim use and shall be confined to District land. There shall be no cattle grazing on County owned property within the Preserve.

**LONGLEAF PINE PRESERVE
LAND MANAGEMENT PLAN**

Prepared by

County of Volusia
Division of Land Acquisition and Management

October, 2006

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INTRODUCTION

The management area, consisting of approximately 3,452 acres, is situated on the north side of State Road 44, approximately three miles east from the intersection with Interstate 4, east of Deland (Figures 1 and 2).

The County of Volusia and the St. Johns River Water Management District each own a portion of the management area (Figure 3). The County's ownership consists of approximately 2,158 acres and the District's ownership of the management area being approximately 1,294 acres.

The property has previously been divided into a series of large lots. Prior to acquisition of the property by FDOT, three of these lots were sold to separate individuals. These lots, two of which are located at the periphery of the property and one being situated amid the property, remain in private ownership (Figure 2).

The Preserve adjoins a vast area of publicly-owned conservation lands and is also partially within the Volusia Conservation Corridor (VCC), a *Florida Forever* project area (see Figure 4). The VCC has been designated by the State as a "Group A" project.

A mosaic of natural communities, each typically in good to excellent condition, is found on the site. Several rare and listed plant and animal species have been identified on the area.

A mixture of resource-based recreational opportunities, both land based and water-related, are proposed to be established on the property.

LAND MANAGEMENT GOALS

The following goals provide the general framework for management of the Longleaf Pine Preserve;

- Management consistent with the "Reserved Conservation Easement" established over the County-owned land and with the Cooperative Management Agreement between the County and the St. Johns River Water Management District,
- Maintain and restore, where appropriate, the natural hydrological regime and quality of surface waters,
- Maintain and restore native natural communities (including control of exotic species),
- Enhance species diversity,
- Maintain and protect listed species, and
- Provide appropriate resource-based recreational opportunities for the use and enjoyment by the public.

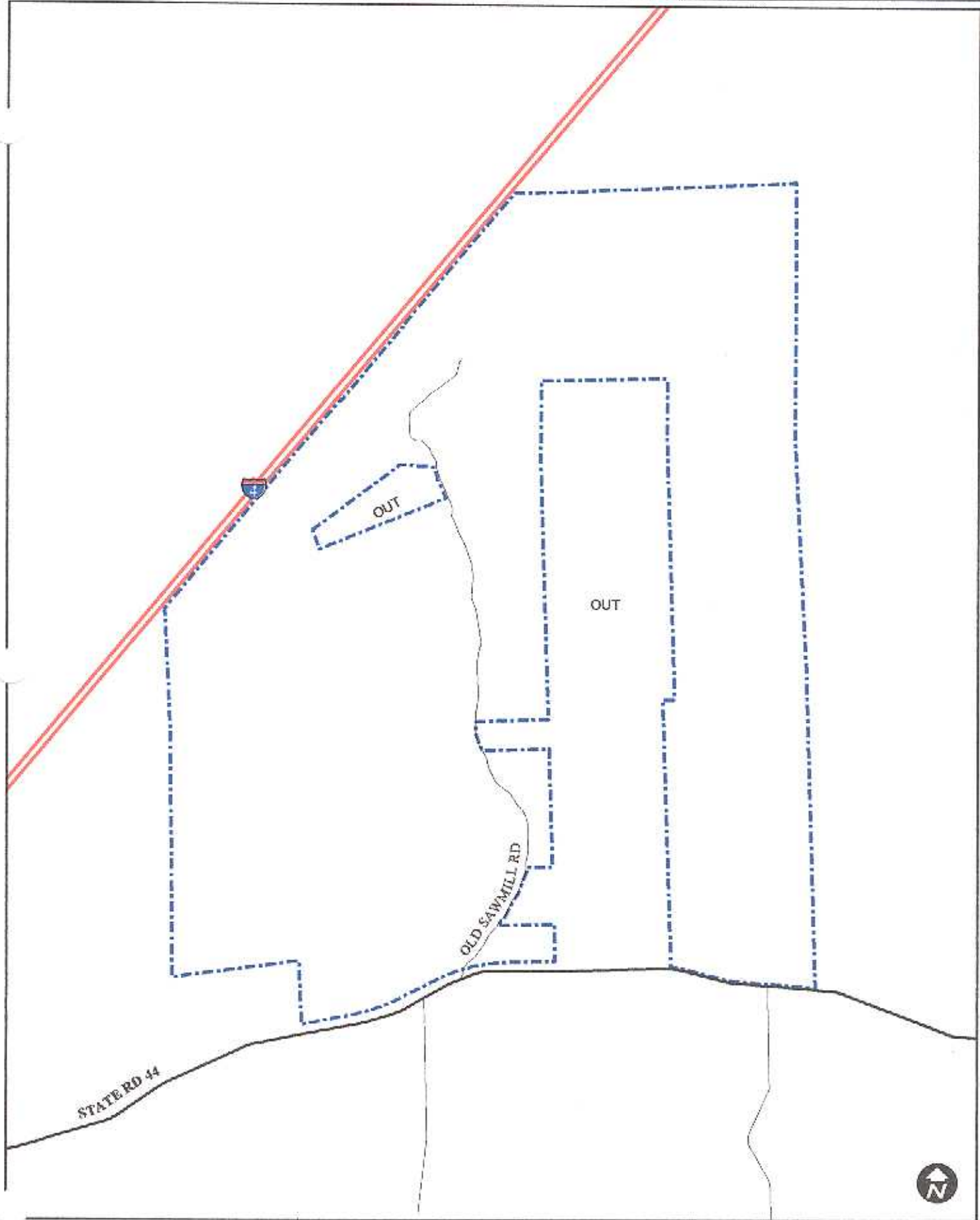
This management plan provides strategies and methods to be employed in furtherance of these broad, guiding, statements.



GENERAL LOCATION

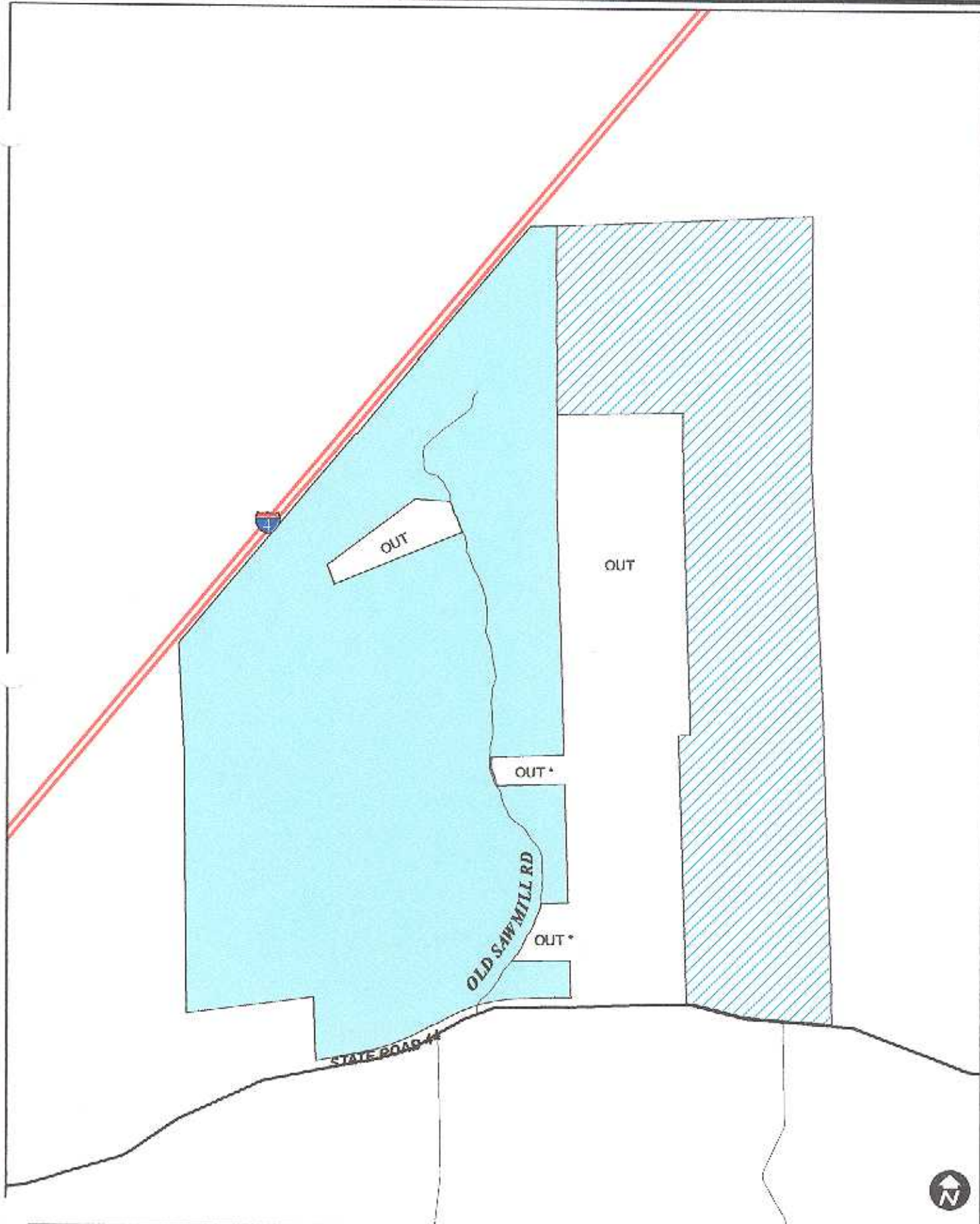
----- **LONGLEAF PINE PRESERVE**

FIGURE 1



PRESERVE BOUNDARY - - - - -

FIGURE 2



COUNTY OWNERSHIP
 SJRWMD OWNERSHIP

FIGURE 3

* Private Property Encumbered by Public Conservation Easement

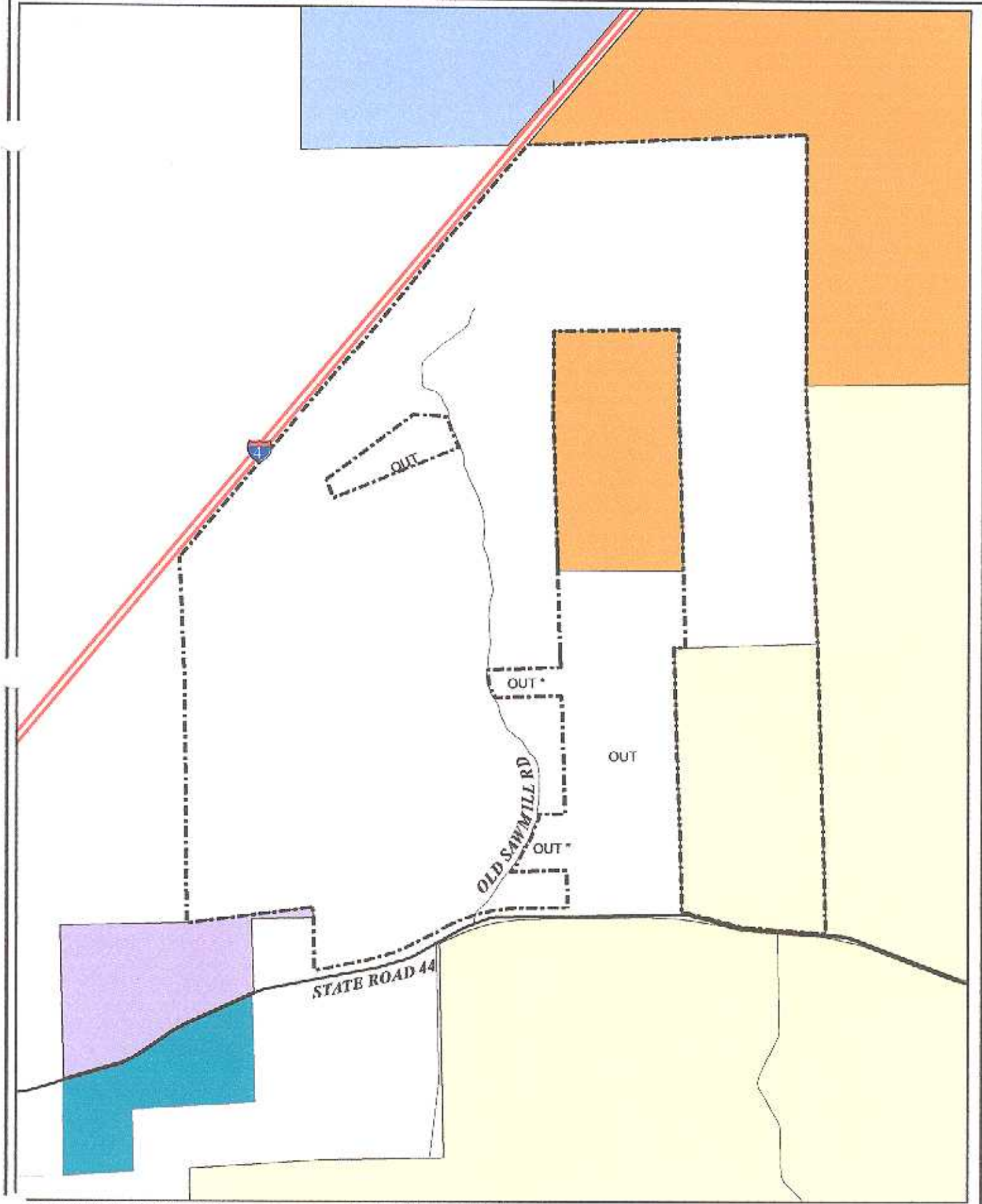
AREA OVERVIEW

Regional Significance

The management area is situated within a vast area of publicly-owned conservation lands (Figure 4). These lands include: Tiger Bay State Forest, located to the north-northeast; City of Port Orange wellfield, which abuts the management area; lands owned by the County of Volusia, situated to the east; and the Bicentennial Youth Park, an environmental education facility located on State owned property (Section 16) to the southwest.

The management area is also partially within, and adjoins, the Volusia Conservation Corridor (VCC), a *Florida Forever* project area. The VCC has been designated by the State as a “Group A” project. “Group A” consists of those projects that have received the highest priority for acquisition. Projects within this group are so designated based upon the contribution toward achieving the *Florida Forever* goals, measures, and criteria. Public acquisition lands within the VCC will, as outlined by the State, contribute to the following **Florida Forever** goals:

- Increase the protection of Florida’s biodiversity at the species, natural community, and landscape levels – provides a continuous corridor of environmentally significant land from the Tiger Bay State Forest, through the central wetlands and flatwoods of Volusia County, to the marshes of the St. Johns River;
- Increase natural resource-based public recreation and educational opportunities -- potential for recreational or other public uses on the fee simple acquisition land includes hiking, nature study, horseback riding, bicycling, camping, picnicking, freshwater fishing and hunting; and
- Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state - area lies under a source of moderate to good recharge to the Floridan aquifer, which mainly occurs through rainfall events.



RESERVE BOUNDARY - - - - - **ADJACENT PUBLIC LANDS**

- | | | |
|--|---|--|
|  TIGER BAY STATE FOREST |  BICENTENNIAL PARK |  VOLUSIA CONSERVATION CORRIDOR (INCLUDES PUBLIC AND PRIVATE LANDS) |
|  PORT ORANGE WELL FIELD |  OTHER STATE LAND | |

FIGURE 4



Acquisition History

The portion of the Preserve owned by the County, essentially the western one-half, was originally acquired by the Florida Department of Transportation (FDOT) as mitigation for construction projects associated with State Road 44 and Interstate 4. In December of 2005, the property, encompassing approximately 2,158 acres, was conveyed by warranty deed from the FDOT to the County for purposes of resource management and providing limited outdoor recreational opportunities (Appendix A). Accordingly, the County is the owner and perpetual steward of the property.

The property has previously been divided into a series of large lots. Prior to acquisition of the property by FDOT, three of these lots were sold to separate individuals. These lots, two of which are located at the periphery of the property and one being situated amid the property, remain in private ownership. The boundary of the property, including delineation of these privately-owned parcels, is depicted by Figure 2.

The balance, or eastern portion, of the management area is owned by the SJRWMD. The District's property was acquired through two purchases. The first of these acquisitions, the original "Fourth Volusia" tract, occurred in the year 2000. This property, fronting upon State Road 44, encompassed approximately 417 acres. In 2002, approximately 9 acres was surplus to the Florida Department of Transportation for additional right-of-way for State Road 44. In early 2005 the District acquired additional contiguous property, consisting of approximately 886 acres, situated to the north of the property obtained in 2000.

Cooperative Agreements

The County of Volusia has assumed management responsibility for the Lingleaf Pine Preserve. This responsibility has been formalized through adoption of a "Cooperative Management Agreement" by the County and the St. Johns River Water Management District. (see Appendix B)

Leases, Special Use Authorizations, Easements and Concessions

There are no leases associated with this management area.

The District has previously issued a "Special Use Authorization" (SUA) for the purpose of cattle grazing to the prior owner of the District property. This SUA expired in the Spring of 2006. The operator has subsequently indicated that he does not desire to continue this use. The Cooperative Management Agreement between the District and County provides that cattle grazing may be permitted in the future. If authorized, cattle grazing is an interim use and shall be confined to District land. There shall be no cattle grazing on County owned property within the Preserve.

A regional electrical transmission corridor, an easement held by Florida Power and Light, traverses a portion of the management area (Figure 5). This easement is approximately 300 feet in width.

The warranty deed transferring ownership of that portion of the Preserve from the FDOT to the County also establishes a "Reserved Conservation Easement" over the County property (Appendix A). This easement specifies certain permissible uses and reserves certain rights and interests in the property with the FDOT, SJRWMD, and the Corps of Engineers, Department of the Army.

The non-exclusive easement granted by the prior private owners of that portion of the management area presently owned by the County to the owners of the three residential lots (part of the Southern Pines Plantation development) for access remains in effect.

Additional leases, easements, and concessions are currently not envisioned.

Cultural / Historical Resources

There are no known or previously recorded cultural or historical resources located on the Preserve.

Existing Improvements / Alterations

The Preserve is largely in natural condition, with minimum alteration. Significant existing improvements/alterations consist of; the aforementioned regional electric power transmission corridor, a borrow pit located in the northwestern corner of the property, a couple of interior roadways, an abandoned hunting camp, and small remnant pasture areas located in the southern portion of the property (Figure 5). These features are briefly described below.

- Transmission Corridor -- The corridor, an easement held by Florida Power and Light, is approximately 300 feet in width. A series of towers supporting electrical lines are located along the length of the corridor.
- Borrow Pit -- This rectangular waterbody, created during construction of Interstate 4, encompasses approximately twenty (20) acres. Steep side slopes and a narrow littoral zone, typically dominated by a mixture of Cattail (*Typha spp.*) and Torpedo grass (*Panicum repens*) characterize the waterbody. Expanses of other nuisance/invasive species, such as Hydrilla, have not been observed. These species, if present, are likely confined in coverage area.
- Hunting Camp -- A hunting camp, encompassing approximately one-half of an acre, was previously located at the southern end of the aforementioned western road (tram road), adjacent to State Road 44. Remnants of this abandoned use include concrete pads, a mobile home and small, open shed / pole barn. A well and above ground electrical power lines are also found at this locale. Wastewater was apparently disposed of through on-site facilities/means.
- Internal Roads -- Several roads are found on the Preserve. With the exception of the stabilized road designated as "Old Sawmill Road", these routes are woods roads or jeep trails.

Old Sawmill Road provides the main means of access to the interior of the Preserve. This stabilized road extends from State Road 44 to the aforementioned borrow pit and terminates at the transmission corridor in the northern edge of the Preserve. This unpaved route was established as part of a large lot subdivision created prior to public acquisition of the property. This road also provides the sole means of access to the privately-owned in-holding and adjoining lots. Underlain with several culverts, it is typically one to one and one-half lanes wide and is generally in good condition. However, the segment north of the second of the two private parcels past State Road 44 is of comparably lesser condition.

A logging/tram road extends north from the abandoned hunting camp into the western reaches of the Preserve. While used during more recent harvesting activities, as logging decks and culverts are evident, this road may have been established years ago in

conjunction with some of the earliest harvesting activities of the property. Subsequent to completion of this latest activity, this route has been abandoned and fallen into disrepair.

A couple of roads are found in the northeastern quadrant of the Preserve. These roads are not apparently connected to other routes on the Preserve and appear to be segments of a larger network of routes associated with past logging activities that encompassed adjoining properties.

Other minor woods roads and jeep trails, associated with prior hunting and other activities, are found across the Preserve. These are generally in poor condition and have not been consistently maintained.

- Pasture – Several small areas of pasture, collectively encompassing approximately 33 acres, are located in the extreme southeastern corner of the property. The larger of these areas is succeeding to an “old field” condition. Vegetation within these areas typically consists of the non-native bahiagrass (*Paspalum spp.*), scattered slash pine (*Pinus elliotii*) and longleaf pine (*Pinus palustris*), and wax myrtle (*Myrica cerifera*).
- Other Miscellaneous Improvements -- Other minor existing improvements include above ground local electrical distribution and telephone lines (providing services to the adjoining private parcels and in-holding) along Old Sawmill Road and a network of shallow ditches/swales. These shallow ditches/swales, concentrated in the western portion of the Preserve, are most likely remnants associated with previous forest management / agricultural activities. These surface water features are generally in poor condition and have not been consistently maintained. A network of fire lines has been established in the eastern portion of the property.

Future Land Use and Zoning

The Future Land Use categories of “Environmental Systems Corridor” and “Forest Resource” are predominant over the management area. Smaller portions of the area, primarily the existing pasture, have been assigned the Future Land Use category of “Agricultural Resource”. The entire management area is within the confines of the Future Land Use category of “Natural Resource Management Area”. The respective zoning classifications assigned to the management area are “Resource Corridor”, “Forestry Resource”, and “Prime Agriculture”.

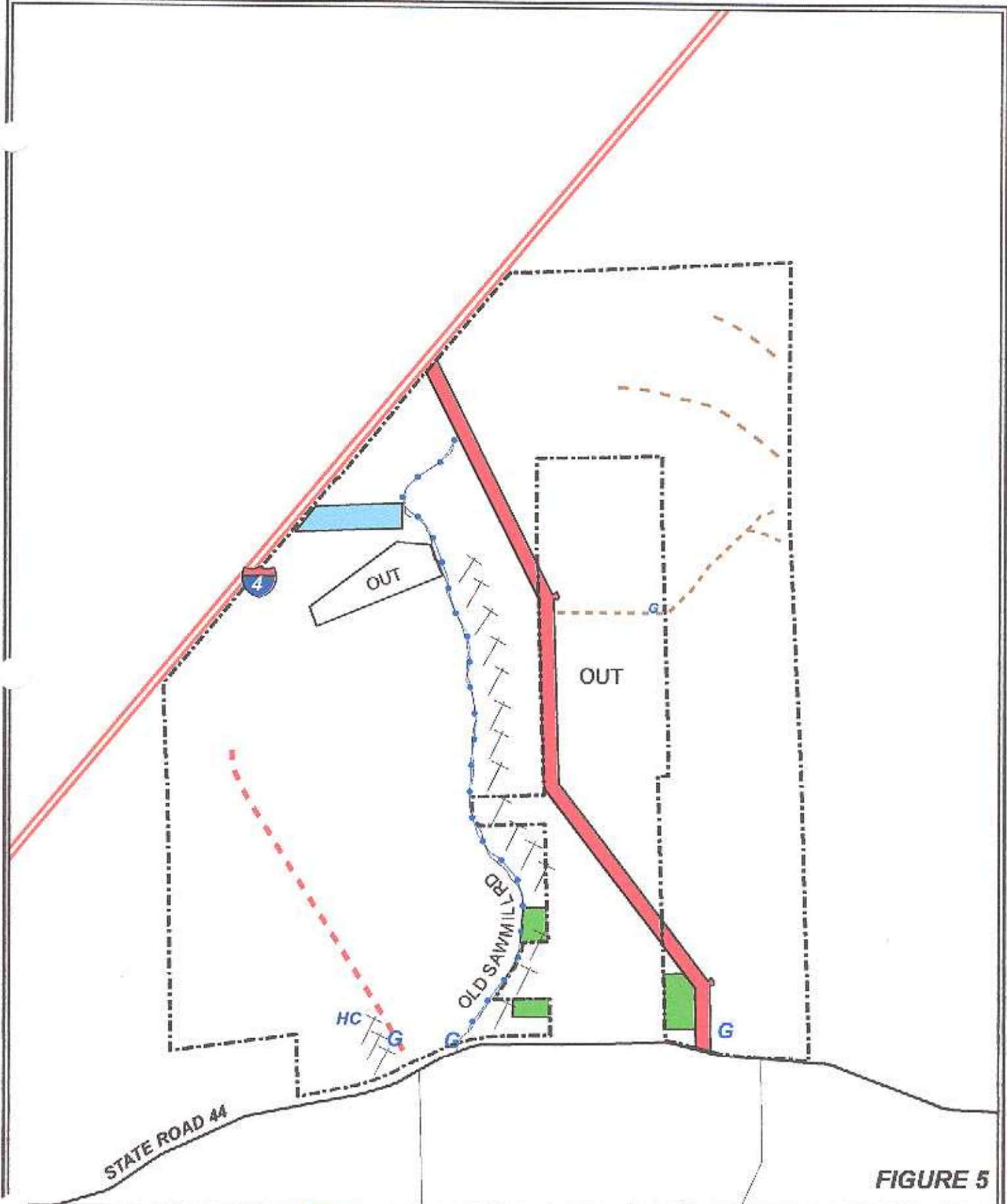
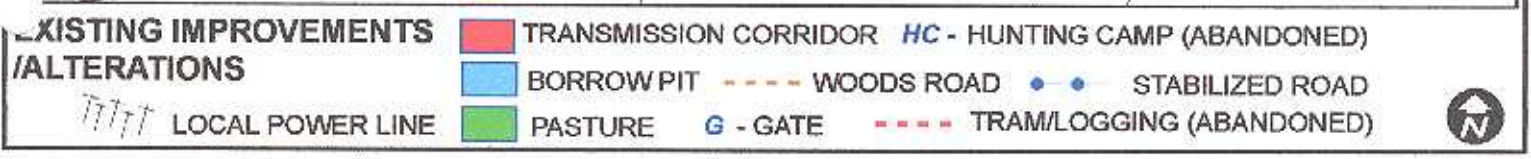


FIGURE 5



NATURAL RESOURCES OVERVIEW

Topography and Surface Hydrology

The site is located within the Talbot Terrace physiographic region of the county. This broad, centrally located region is a nearly level, poorly drained area of numerous shallow depressions and poorly defined drainageways. Few watercourses traverse the region.

Topographic relief across the property is minimal. The difference between the highest and lowest elevations is generally less than 10 feet (Figure 6). The highest elevations, generally between 40 and 45 feet, are found in the central and southeastern portions of the area. Large expanses of wetlands are found to the west and east of the property. Elevations in these portions of the property are typically between 35 and 40 feet. The large wetland community in the western portion of the property is part of the headwater area for Deep Creek. This watercourse flows in a southerly direction, through Lake Ashby and intersects the St. Johns River, east of the community of Osteen. Similarly, the large wetland in the northeastern quadrant of the property is associated with the broad area of Tiger Bay.

Given the minimal level of site disturbance /alteration, the natural surface hydrology of the property appears to be largely intact. The overall good condition of property suggests that the aforementioned existing culverts and system of shallow ditches / swales generally have not adversely impacted the natural surface drainage pattern of the property to an unacceptable degree. The existing alteration of ground within the regional power transmission corridor represents the most impact upon the natural pattern of surface hydrology over the property. An elevated area has been created along the length of the corridor so as to facilitate access by vehicles for purposes of maintenance and service. Wetlands are generally within the corridor on either side of the elevated area along the length of the corridor through the property.

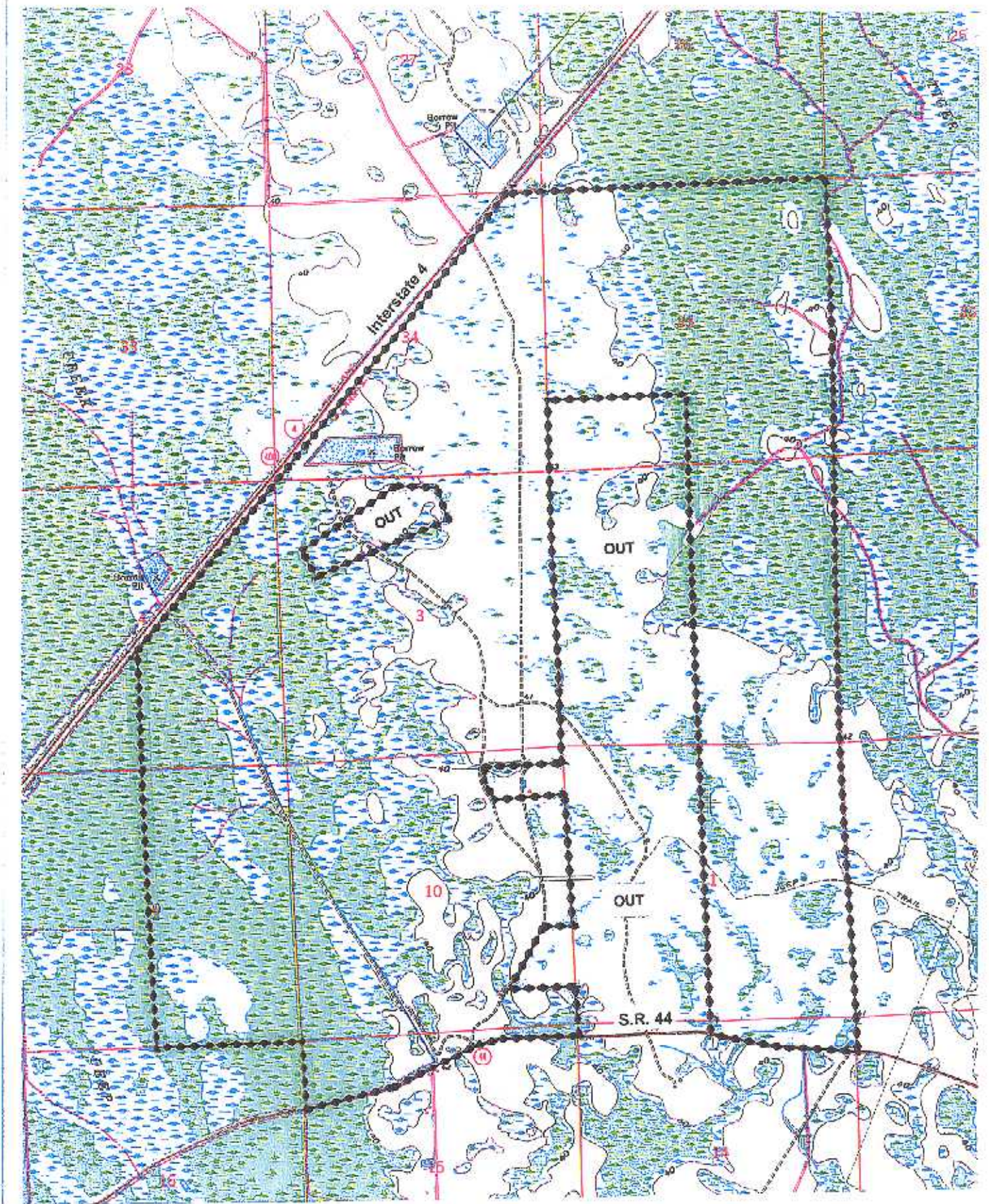


FIGURE 6

LONGLEAF PINE PRESERVE

(U.S.G.S. QUADRANGLE)



Soils

Nearly level, poorly to very poorly drained, soils dominate the property. Of these soils, the majority, in terms of number and extent of coverage, are classified as hydric (Figure 7). Aside from a seasonally high water table, water may stand on the surface of many of these soils either permanently or for long periods of time.

(a) Hydric Soils

Basinger fine sand, depressional – Poorly drained, nearly level sandy soil found mainly in depressions and in a few poorly defined drainageways in the flatwoods. The water table is above the surface for several months in most years. The rest of the time it is within 30 inches, except during very dry periods.

EauGallie fine sand, depressional – Nearly level, poorly drained soil occurring mainly in depressions and, in some places, in broad, poorly defined drainageways in the flatwoods. The water table fluctuates within 10 inches of the surface for periods of 3 to 6 months. The soil is ponded from 1 week to 1 month or longer after heavy rainfall.

Hontoon mucky peat – Very poorly drained, nearly level organic soil in freshwater swamps and marshes within the flatwoods. During most years, the water table is at or above the soil surface for 6 to 9 months and within 10 inches of the surface for 6 months or more.

Malabar fine sand – Poorly drained, nearly level soil occurring in broad low flats. In most years the water table is within a depth of 10 inches for 2 to 6 months and is within 40 inches for about 6 months. The water table may recede below 40 inches during extended dry periods.

Pineda fine sand – Nearly level, poorly drained soil occurring in the flatwoods on broad low flats in poorly defined drainageways and at the edges of sand ponds and swamps. The water table is within a depth of 10 inches for 1 to 6 months in most years. Some areas have standing water for 1 week to 6 months in some years.

Pomona fine sand, depressional – Poorly drained, nearly level soil occurring in depressions, poorly defined sloughs, and on broad low flats within the flatwoods. The water table fluctuates from 6 inches above the soil surface to within a depth of 10 inches for 4 to 8 months during most years. After the driest season, usually late spring, the water table may briefly fall to a depth of 40 inches.

Pomona – St. Johns complex – Nearly level, poorly drained Pomona and St. Johns soils that are covered with standing water for long periods. These soils occur in drainageways and broad depressions within the flatwoods as irregular or long areas.

Riviera fine sand – Poorly drained, nearly level soil occurring in broad low flats. The water table is within a depth of 10 inches for about 2 to 6 months and is within 40 inches for about 6 months during most years.

Samsula muck – Very poorly drained, nearly level organic soil occurring in broad low flats, small depressions, freshwater marshes, and swamps. The water table is at or above the soil surface, except during extended dry periods.

Scoggin sand – Very poorly drained soil in swamps, and low places bordering swamps, in the flatwoods. It is covered with standing water during the summer rainy season. The water table is

at or above the surface for as much as 6 months in most years. In the winter dry season, the water table may drop to 24 inches or more.

Tequesta muck – Very poorly drained, nearly level soil occurring in freshwater swamps and marshes and on broad low flats adjacent to natural bodies of water. The water table is within a depth of 10 inches for 6 to 9 months in most years. In wet seasons it may rise 12 inches or more above the surface. In extended dry seasons it may recede to within 20 inches for 1 to 3 months.

Tomoka muck – Very poorly drained soil, formed in organic material, occurring in swamps and freshwater marshes. The water table is as much as 2 feet above the surface at times during the rainy season. It is at or above the surface for 6 to 9 months in most years and is seldom below a depth of 10 inches, except during extended dry periods.

Wabasso fine sand, depressional – Poorly drained, nearly level soil occurring in depressions and in swales in the low flatwoods. The water table fluctuates from 6 inches above the soil surface to about 10 inches below for 4 to 8 months in most years. After the driest season, usually late spring, the water table may briefly recede to a depth of 40 inches.

(b) Non-Hydric Soils

Arents – Nearly level soils made up of heterogeneous overburden material that was removed from other soils. The water table fluctuates between 10 and 40 inches for 2 to 6 months in most years.

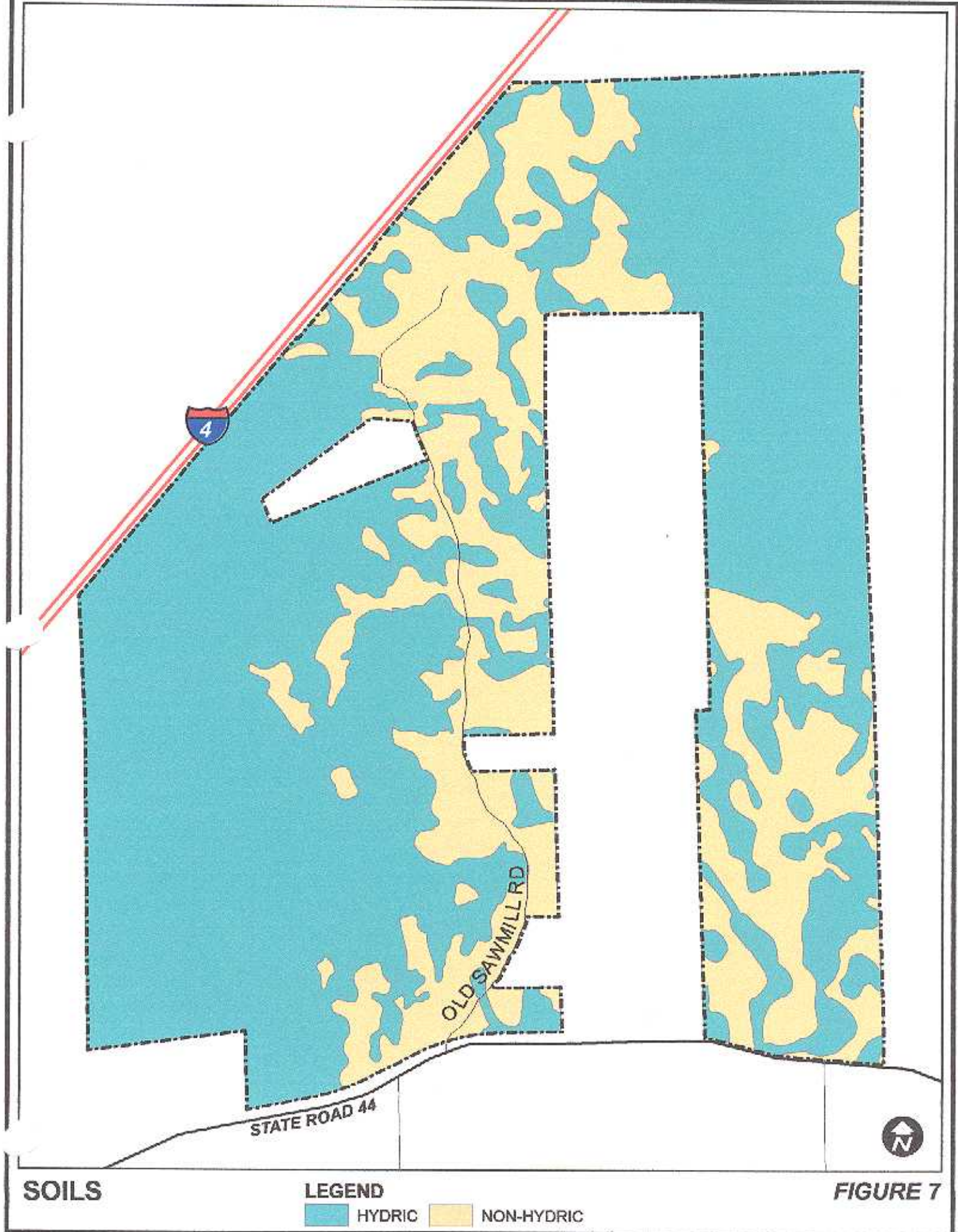
EauGallie fine sand – Nearly level, poorly drained soil with a sandy surface layer over a loamy subsoil. The water table fluctuates within 10 inches of the surface for periods of 1 to 4 months in most years and is within 40 inches for more than 6 months.

Pomona fine sand – Poorly drained, nearly level soil occurring in low broad areas within the flatwoods. The water table is within a depth of 10 inches for 1 to 3 months and within 40 inches for about 6 months during most years.

Smyrna fine sand – Poorly drained, nearly level sandy soil occurring as broad areas in flatwoods, low lying areas adjacent to depressions, and low areas within sandhills. In most years, the water table is within a depth of 10 inches for 1 to 4 months and between 10 and 40 inches for more than 6 months. In rainy seasons, it rises to the surface for brief periods.

Wabasso fine sand – Poorly drained, nearly level soil occurring in broad, low areas within the flatwoods. The water table is within a depth of 10 inches for 1 to 4 months and within 40 inches for about 6 months in most years. It may recede to below 40 inches during extended dry periods.

Wauchula fine sand -- Poorly drained, nearly level soil occurring in broad flatwoods. In most years, the water table is within 10 inches of the surface for 1 to 4 months and within 40 inches for about 6 months. During the driest seasons, it recedes to below 40 inches.



SOILS

LEGEND

HYDRIC

NON-HYDRIC

FIGURE 7

Natural Communities

As depicted by Figure 8, the management area supports a mosaic of natural communities. This information is summarized in Table 1.

A comprehensive survey of the portion of the Preserve owned by the County was conducted by staff from the Florida Natural Areas Inventory (FNAI) in 2004. This effort resulted in the identification several natural communities on the property. The natural communities of the District owned portion of the management area have been identified by County staff using the FNAI survey, other information, and field evaluation.

Table 1. Natural Communities and Other Areas

Natural Communities and Other Areas	Approximate Acreage
<i>Natural Communities</i>	
Basin Swamp	1,467
Mesic Flatwoods	1,042
Wet Prairie	335
Dome Swamp	286
Wet Flatwoods	174
Depression Marsh	11
Mesic Hammock	7
Baygall	3
<i>Approximate Acreage of Natural Communities 3,325 (97% of area)</i>	
<i>Other Areas</i>	
Ruderal (utility corridor)	57
Pasture	33
Borrow Pit	20
<i>Approximate Acreage of Other Areas 110 (3% of area)</i>	
Approximate Total Acreage	3,435

The Preserve is overwhelmingly in a natural condition, with altered areas representing less than five percent of the area. In general, the natural communities of the management area are in good to excellent condition.

The natural communities of Basin Swamp and Mesic Flatwoods are predominant over the area.

In general, the wetland communities located on the eastern portion of the Preserve appear to be in better condition than similar communities found in the western portion of the Preserve. The Basin Swamp in the western portion of the Preserve has been extensively logged. Whereas previous harvesting activity has also occurred in that portion of this community found in the eastern half of the Preserve, the extent of this activity has been less. Previous logging has also affected other communities, such as the Dome Swamp. The frequency of fire and the manipulation of surface hydrology have affected the Dome Swamp and Wet Prairie communities across the Preserve.

The continued long-term viability of the communities of the Preserve will generally be dependent upon implementation of a regime of prescribed burning and maintenance of appropriate surface hydrology/hydroperiod.

Brief descriptions of the communities of the Preserve are provided below.

(a) BASIN WETLANDS

Basin Swamp - This community is found in the western and northeastern portions of the Preserve. The canopy typically consists of pond cypress (*Taxodium ascendens*) mixed with black gum (*Nyssa biflora*) and infrequent slash pine (*Pinus elliotii*). This community will require little active management.

Depression Marsh - This community typically occurs in narrow bands bordering the communities of Basin Swamp and Dome Swamp. A few small isolated occurrences of this community are scattered in the central portion of the property. The marshes typically have a few trees and shrubs because of fire suppression. Dominant species typically include St. Johns wort (*Hypericum fasciculatum*), blue maidencane, bushy bluestem (*Andropogon glomeratus*), and virginia chain fern (*Woodwardia virginica*). Hooded pitcher plant (*Sarracenia minor*), a State threatened species, occurs occasionally.

Dome Swamp - The usual canopy has young pond cypress mixed with occasional black gum and slash pine. Some domes may have numerous pines, especially on the edges. Dahoon holly (*Ilex cassine*) is often present with younger cypress in the subcanopy. Shrubs consist of occasional wax myrtle and, less often, shiny lyonia (*Lyonia lucida*). The groundcover is typically a mixture of virginia chain fern and grasses such as blue maidencane (*Amphicarpum muhlenbergianum*), maidencane (*Panicum hemitomon*), and witchgrass (*Panicum scabriusculum*).

(b) MESIC FLATLANDS

Mesic Flatwoods - This community occupies vast areas in the central and eastern portions of the Preserve. The typically open canopy has mature longleaf pine (*Pinus palustris*) and slash pine over younger pines and saw palmetto (*Serenoa repens*). Other shrubs include gallberry (*Ilex glabra*) and wax myrtle (*Myrica cerifera*). A diverse groundcover includes abundant wiregrass (*Aristida stricta*) and many other grasses and herbs.

Mesic Hammock - This community is present in a few small isolated areas. The poorly developed examples of this community have a partially closed canopy of live oak (*Quercus virginiana*) and laurel oak (*Quercus laurifolia*). Young oaks and sabal palm (*Sabal palmetto*) make up the thin subcanopy. Occasional wax myrtle extend above dense saw palmetto. The sparse groundcover is mainly comprised of panicum (*Panicum spp.*).

(c) SEEPAGE WETLANDS

Baygall - This community occurs in a few small isolated areas in the southern portion of the property. Prior wildfires appeared to have burned through many areas of this community killing the canopy trees. Other areas still have intact mature trees. The typical canopy is dominated by loblolly bay (*Gordonia lasianthus*), occasional sweet bay (*Magnolia virginiana*), and infrequent slash pine. The subcanopy is young loblolly bay, dahoon holly, and occasional black gum. Abundant shiny lyonia shrubs grow over patches of virginia chain fern.

(d) WET FLATLANDS

Wet Flatwoods - This community is often intermixed with the communities of Basin Swamp, Wet Prairie and Mesic Flatwoods. The typical Wet Flatwoods canopy consists of mature slash

pine and longleaf pine over younger pines. Other plants present may include wax myrtle, saw palmetto, gallberry, wiregrass, bracken fern (*Pteridium aquilinum*), and cinnamon fern (*Osmunda cinnamomea*). Some areas near the Basin Swamp in the western portion of the Preserve have little saw palmetto under numerous young pines. This could be because of fire exclusion allowing the pines to spread into former Wet Prairie.

Wet Prairie – This community typically is situated at the interface of the Dome Swamp and Mesic Flatwoods communities. This high quality community, which varies in width, typically has little encroachment by woody plants. The typical Wet Prairie has occasional young slash pine and little or no saw palmetto. The groundcover generally consists of dense clumps of wiregrass interspersed with other herbs such as the State-threatened hooded pitcherplant (*Sarracenia minor*). The listed species of pine lily (*Lilium catesbaei*), blue butterwort (*Pinguicula caerulea*), yellow butterwort (*Pinguicula lutea*), snowy orchid (*Platanthera nivea*), and hooded pitcher plant can all be found in this habitat.



GENERALIZED VEGETATION












- | | | | |
|---|---|---|--|
|  wet prairie |  basin swamp |  mesic flatwoods |  depression marsh |
|  baygall |  dome swamp |  wet flatwoods |  mesic hammock |
|  pasture |  ruderal |  water | |

FIGURE 8

Exotic / Invasive Species

Given the relatively undisturbed condition of the property, the presence of exotic / invasive species is minimal.

The aforementioned FNAI survey found several of these nuisance plants to be present; camphor-tree (*Cinnamomum camphora*), air potato (*Dioscorea bulbifera*), cogon grass (*Imperata cylindrica*), Lantana (*Lantana camara*), torpedo grass (*Panicum repens*), and strawberry guava (*Psidium cattleianum*). The occurrence of these plants was generally confined to the portions of the property adjacent to State Road 44, near the stabilized road entrance, and other altered areas. Exotic species are also found in a small, approximately 2 acres, altered area adjacent to the northern shore of the borrow pit. Camphor-tree and coral ardisia (*Ardisia crenata*) are predominant over this area, which is likely spoil from excavation of the waterbody.

In addition to the FNAI effort, a mixture of cattail (*Typha spp.*) and torpedo grass has been noted along the shores of the borrow pit. Although native, cattail is an aggressive colonizer of shoreline areas.

Occurrence of exotic species has not been noted on the eastern portion of the Preserve. If present, the population and affected area(s) will likely be minimal. These species are most apt to occur adjacent to the power transmission corridor, the frontage along State Road 44, and within areas actively used for grazing of cattle. Of particular concern would be the presence of tropical soda apple (*Solanum viarum*) within the area of cattle grazing.

Several of the aforementioned species (camphor tree, air potato, cogon grass, lantana, torpedo grass, strawberry guava, coral ardisia, and tropical soda apple) are classified as a Category I pest plant by the Florida Exotic Pest Plant Council. Plants so categorized are the most noxious species of invasive exotics. These species are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives. Additionally, cogon grass and tropical soda apple have been listed as a noxious weed by both the U.S. Department of Agriculture and the Florida Department of Agriculture and Consumer Services. Air potato is listed by the Florida Department of Agriculture and Consumer Services as a noxious weed.

Listed Species

The mixture and overall good condition of the natural communities of the Preserve provide potential habitat for many rare and listed species.

Several rare and listed plant and animal species were identified during a comprehensive survey of the western portion of the area conducted in 2003/2004 by staff of the Florida Natural Areas Inventory (FNAI). The Federally and State classified "Endangered" species of Rugel's pawpaw (*Deeringothamnus rugelii*) has been observed on the Preserve, as were several species classified as "Threatened" by the State - pine lily (*Lilium catesbaei*), blue butterwort (*Pinguicula caerulea*), yellow butterwort (*Pinguicula lutea*), snowy orchid (*Platanthera nivea*), hooded pitcher plant (*Sarracenia minor*), and rain lily (*Zephyranthes simpsonii*). As part of this effort it was noted that additional surveys conducted during blooming season or after fire should confirm the presence of several of these observed species (Rugel's pawpaw, pine lily, blue butterwort, and yellow butterwort) and may reveal additional populations. The continued viability and presence of identified species such as hooded pitcher plant and rain lily will be dependent upon the frequency and intensity of fire.

The previous FNAI survey also noted a lone, isolated, observation of a gopher tortoise (*Gopherus polyphemus*). However, no burrow for this "Threatened" species was found in the surrounding

flatwoods. Subsequently, other individuals of this species have been observed by County staff in the Mesic Flatwoods community located in the western portion of the Preserve.

In addition to the FNAI effort, hooded pitcher plant and yellow butterwort have been noted adjacent to the electrical transmission corridor, amid a thick cover of wiregrass.

Given the uniformity of conditions and communities across the Preserve, other examples of listed species may reasonably be expected to also occur in the eastern portion of the area. For example, snowy orchid and hooded pitcher plant have been observed on this portion of the Preserve.

In that vast tracts of open space, a highly significant portion of which is in public ownership and set aside as conservation lands, either adjoin or are nearby, it could be expected that animals with large home ranges such as the Florida black bear (*Ursus americanus floridanus*) may be found on the property. The management area is situated at the interface of the primary and secondary ranges for St. Johns population of this species, which is listed as "Threatened" by the State. This animal has reportedly been observed on the property by a previous landowner and its presence has been verified at the adjacent Bicentennial Youth Park (educational center).

Other listed species which may reasonably be expected to utilize the property include; gopher frog (*Rana capito*), eastern indigo snake (*Drymarchon couperi*), american alligator (*Alligator mississippiensis*), Florida sandhill crane (*Grus canadensis pratensis*), and hartwrightia (*Hartwrightia floridana*).

RESOURCE MANAGEMENT

The following strategies are consistent with and further both the “Reserved Conservation Easement” granted to the County as part of the transfer of ownership from the Florida Department of Transportation (Appendix A) and the “Cooperative Management Agreement” adopted by the County and the St. Johns River Water Management District (Appendix B). Both of these documents, in particular the “Reserved Conservation Easement”, should be consulted prior to implementing management practices as each contains additional information and requirements.

Water Management

The management area is dominated by a mixture of quality natural communities that are individually and collectively adapted to the nearly level, poorly drained conditions characterizing the area. The continued health and viability of these communities is highly dependent upon maintenance of the natural hydrological pattern, surface flow and water levels.

Water Management Strategies

- Regularly inspect and maintain the culverts underlying the Old Sawmill Road.
- Consider removal/repair of the culverts underlying the abandoned (tram) road located in the western portion of the management area.
- If ecologically and financially feasible, restore logging decks and other disturbed / built-up areas associated with the abandoned (tram) road to a natural condition.
- Evaluate the quality of the littoral zone of the borrow pit and, if necessary and permissible, create acceptable littoral area(s).
- Consider abandoning, in accordance with applicable State and local regulations, the existing water well located at the old hunting camp site. If retained, the well may be used for management purposes.
- Install culverts or undertake other actions such as creation of at grade crossings, as may be necessary, to ensure natural water flow, levels, and quality across the property.
- Excavating, dredging, and similar surface alterations is prohibited, except as may be necessary to combat erosion or flooding of road easements and to support recreational development. If established, said alterations shall be designed, constructed, and maintained to prevent permanent damage to water quality and natural flow.
- The St. Johns River Water Management District may engage in construction or other activities necessary for water management purposes on the District owned lands, if such construction or activities are consistent with this Plan.
- No commercial water wells shall be placed upon the County owned land.

Forest and Fire Management

An objective-based approach to habitat management will be used for the property. As such, a set of Desired Future Conditions (DFCs) will be developed for the various habitats. The DFCs, which will be established after extensive analysis of the existing conditions, are intended to serve as guides for achieving preferred habitat conditions for plant or animal species. Initial sampling will provide staff with baseline data indicating the vegetative condition. Regular vegetation monitoring, in accordance with standard methods will be used to assess the level of success in obtaining the desired conditions. Monitoring will involve sampling for variables associated with particular DFCs within a management unit. Results obtained from monitoring will be used to ascertain if the DFCs have been met.

While the DFCs have yet to be developed, this habitat-based management approach does not necessarily mandate recurring harvesting of marketable timber and extensive replanting across the property. Limited silvicultural practices, which may include periodic harvesting and replanting -- particularly in the Mesic and Wet Flatwoods communities, will be undertaken in the context of furthering the overall health and vitality of a habitat as expressed by the DFCs. As a matter of course, an analysis of anticipated costs and potential revenues associated with harvesting and planting activities will be prepared when the implementing these activities in furtherance of the adopted DFCs.

The overall forest management program for the property will include the use of prescribed fire. Prescribed fire is the preferred management technique to be employed for habitat maintenance and restoration on the property. Much of the management area supports habitats that are dependent upon periodic fires for establishment and long-term viability. Additionally, most of the listed plants found as occurring on the property are also dependent upon periodic fires. A significant challenge to be addressed when conducting a continuing program of prescribed burning at this locale will be proximity to the major transportation corridors of Interstate 4 and State Road 44. These, and other, concerns may necessitate the use of alternative mechanical methods that are intended to mimic the effects of fire. The timing and use of fire, or use of alternative methods, should be evaluated in the context of the overall forest management program as applied to obtain the DFCs.

Forest Management Strategies

- Implement silvicultural practices (such as, but not limited to, selective harvesting and artificial regeneration) as may be necessary to obtain the Desired Future Conditions for affected habitats.
- Use prescribed fire as a management tool
- Monitor for disease or insect infestations and, if necessary, implement appropriate control practices
- The applicable “Best Management Practices” (BMPs) shall be followed.
- Silvicultural practice on the County-owned portion of the management area shall not include the harvesting of wetland species of trees such as, but not limited to, cypress and bay magnolia.

Fire Management Strategies

- Implement a prescribed burning program
- To the extent practical, allow prescribed fire to enter Dome Swamp and other fire dependent wetland communities.
- To the extent possible and safe, use existing roads, trails as fire lines
- Consider using mechanical techniques that mimic the effects of prescribed fire (esp. given proximity to I-4 and SR44)
- As practical, use prescribed fire to facilitate the continued health and promote regeneration of listed plant species present on the property.

Listed Species

The mixture and overall good condition of the natural communities of the property, and the large artificial waterbody, provide potential habitat for many rare and listed species. Several rare and listed plants and animals have been observed on the management area. Similar to the broader community in which they occur, the health of many of these plants and animals is dependent upon periodic fire.

Listed Species Management Strategies

- Coordinate management activities (including, but not limited to, prescribed fire and harvesting) with efforts to promote the maintenance of viable habitat for listed species.
- Upon consultation with the Florida Fish and Wildlife Conservation Commission implement appropriate management practices which facilitate use of the property by black bear and other listed animal species.
- Monitor the property for the occurrence and health of listed species. Adapt management activities and public use, as may be necessary, to ensure that listed species present are not adversely impacted.
- Ensure that recreational development does not adversely impact listed species present.

Exotic / Invasive Species

Given the relatively undisturbed condition of the property, the presence of exotic / invasive species is minimal. The prompt and consistent implementation of a comprehensive program for the control and eradication of these undesirable species should reduce the existing populations and minimize future infestations.

Exotic / Invasive Species Strategies

- Identify and promptly eradicate existing infestations to preclude future spread, with priority being given to Category I pest plants listed by the Exotic Pest Plant Council.
- Control and eradication efforts may include, but may not be limited to, mechanical and chemical procedures.
- Require the operator of the cattle grazing enterprise, if established, to perform appropriate actions (such as, but not limited to, quarantine of cattle prior to introduction to the management area) so as to minimize/prevent the introduction of tropical soda apple and to cooperate with efforts to eradicate this species, if found.
- Routinely monitor the management area for new or re-occurrence of exotic/invasive species.
- Promptly eradicate new occurrence or re-occurrence of these undesirable species.
- There shall be no planting of nuisance exotic or non-native plants as listed by the Exotic Pest Plant Council or its successor.

Cultural / Historical Resources

Review of Master Site File data maintained by the Florida Department of State, Division of Historical Resources indicated that there are no registered sites within the management area.

Cultural / Historical Resource Protection Strategies

- Routinely monitor the property for the presence of new sites, especially when undertaking significant ground disturbing activities.
- Report the presence of new sites, if detected, to the Florida Division of Historical Resources for inclusion in the Florida Master Site File
- Facilities and structures shall be designed and constructed to avoid or minimize impact upon the identified cultural/historical resources.
- Adequately protect any identified resources.

PUBLIC ACCESS and USE

The following strategies are consistent with and further both the “Reserved Conservation Easement” granted to the County as part of the transfer of ownership from the Florida Department of Transportation (Appendix A) and the “Cooperative Management Agreement” adopted by the County and the St. Johns River Water Management District (Appendix B). Both of these documents, in particular the “Reserved Conservation Easement”, should be consulted prior to implementing management practices as each contains additional information and requirements.

Public Access -- At present, designated public access points are limited to the western (County-owned) portion of the Preserve (Figure 9).

Public Access Management Strategies

Roads/Vehicular Access

- Vehicular use of Old Sawmill Road is limited to the private landowners adjoining the road, the public users of the recreational facilities located adjacent to the borrow pit, and for the purposes of conducting land management activities.
- The existing stabilized road (Old Sawmill Road) shall be the sole means of vehicular access by the public to the borrow pit and adjacent recreational uses.
- Maintain Old Sawmill Road in a manner consistent with the “Reserved Conservation Easement” granted to the County as part of the transfer of ownership from the Florida Department of Transportation.
- Close Old Sawmill Road for vehicular use by the public beyond recreational uses sited adjacent to the borrow pit.
- The construction or creation of new roads or jeep trails is prohibited on the County-owned portion of the management area, except the driveway to the home site located on the second of the privately-owned parcels located on Old Sawmill Road, north of State Road 44.
- There shall be no operation of motorized vehicles unless necessary; (i) to protect or enhance the purposes of the Reserved Conservation Easement (including access to the permissible public recreation uses), (ii) for emergency purposes, (iii) in relation to authorized silviculture or pasture operations and maintenance, and (iv) except as provided for in the two assigned residential and pasture easements.

Parking/Trailheads

- Locate small, un-paved, parking areas adjacent to State Road 44 and in the general vicinity of the borrow pit. Each of these parking areas shall not exceed one acre.
- So as to minimize potential conflict with private landowners along the southern portion of Old Sawmill Road, promote site security, and minimize site alteration, evaluate locating the parking area to be established adjacent to State Road 44 within the previously altered area of the abandoned hunting camp. Should this area not be suitable, said parking area should be located in the vicinity of the intersection of Old Sawmill Road with State Road 44.

Non-vehicular Access

- Non-vehicular access to the Preserve area shall be limited to designated points. Said points of entry include the parking area/trail head located adjacent to State Road 44 and Old Sawmill Road.

Possibilities for Future Access

- Should a trail system be established on adjoining publicly-owned lands (e.g. the Port Orange wellfield area), other points of non-vehicular access to the management area may be established.
- In the future, evaluate the feasibility of public access to the eastern (St. Johns River Water Management District-owned) portion of the management area. Concerns which need to be satisfactorily resolved / addressed prior to proposing public access to this portion of the management area include;
 - limitations on reasonable opportunities for connectivity of trails with the balance of the management area due to sensitive lands and intervening properties owned by others,
 - securing permission for public use (vehicular and non-vehicular) within the electrical transmission easement area,
 - connection to State Road 44, and
 - status of, and relationship to, use of District properties by a cattle grazing operation.

Recreation --As depicted by Figure 9, a mixture of outdoor recreational opportunities is proposed for the Preserve. This concept essentially consists of two activity nodes and associated trail network situated on County-owned lands. An activity node will be established at the parking area adjacent to State Road 44. In addition to parking, this facility may include a single picnic pavilion and public restroom. The second activity node will be sited adjacent to the borrow pit in the northwestern portion of the end of the Preserve. Uses which may be sited in this area consist of; the aforementioned un-paved parking lot, a single picnic pavilion, public restroom, and group camping. A ramp suitable for the launching of small, non-power boats from trailers and / or a floating dock may be established. Signage (including kiosks) and secondary improvements (e.g. fencing) typically associated with these facilities may also be erected at each activity node. A system of un-improved (nature) trails will be established. These trails link the two activity nodes and extend across the northern portion of the management area from the activity node at the borrow pit. Trails may support a mixture of uses such as hiking, wildlife viewing/nature study, jogging, equestrian activities, and bicycling.

Hunting use, if allowed, may include both County and District owned lands within the Preserve.

Fishing may be allowed at the borrow pit.

Public Recreation Strategies

- Recreational uses may be constructed / established in phases.
- Facilities, uses, and structures shall be designed and constructed to avoid or minimize impact upon natural resources, listed species, and identified cultural/historical resources.
- Evaluate the safety of existing side slopes of the borrow pit, and if necessary correct to an acceptable condition, prior to constructing shoreline facilities or allowing public use of the waterbody.
- On an individual basis - subsequent to securing all necessary permitting approvals and modification of FDOT's permits to authorize such amenities (to the extent that modification is necessary) - other limited public recreation facilities such as small picnic and trail shelters, a small fixed dock, elevated trail sections over wet areas may be established.
- With concurrence of the affected landowner(s), the trail system may be extended in the future to other public lands (e.g. the Port Orange wellfield area) adjoining the Preserve.
- In the future, evaluate the feasibility of extending recreational use to the eastern (St. Johns River Water Management District-owned) portion of the management area. Concerns which need to be satisfactorily resolved / addressed prior to proposing public use of this portion of the management area include;

- limitations on reasonable opportunities for connectivity of trails with the balance of the management area due to intervening sensitive lands and properties owned by others,
 - securing permission for use (vehicular and non-vehicular) within the electrical transmission easement area,
 - establishment of an acceptable connection to State Road 44, and
 - status of, and relationship to, use by a cattle grazing operation.
- All recreational uses and activities on the District owned properties shall be consistent with the water management purposes of the District and are subordinate to the responsibilities of the District to manage the water resources.
 - Subject to applicable State and other regulations, “walk-in only” hunting may be allowed on the Preserve. The use of off highway vehicles such as, but not limited to all terrain vehicles, and other motor vehicles is prohibited.
 - If allowed, hunting shall be coordinated with other uses (i.e. recreational and cattle grazing) of the Preserve and adjacent landowners to minimize potential conflicts.
 - If hunting is allowed, the Florida Fish and Wildlife Conservation Commission may be contacted to discuss the possibility designating the Preserve as a Wildlife Management Area.

Environmental Education --The quality and diversity of habitats characterizing the management area provide excellent educational opportunities. Staff of the County’s Division of Land Acquisition and Management includes an education/outreach specialist. Responsibilities of this position include conducting on-site educational programs.

Environmental Education Strategies

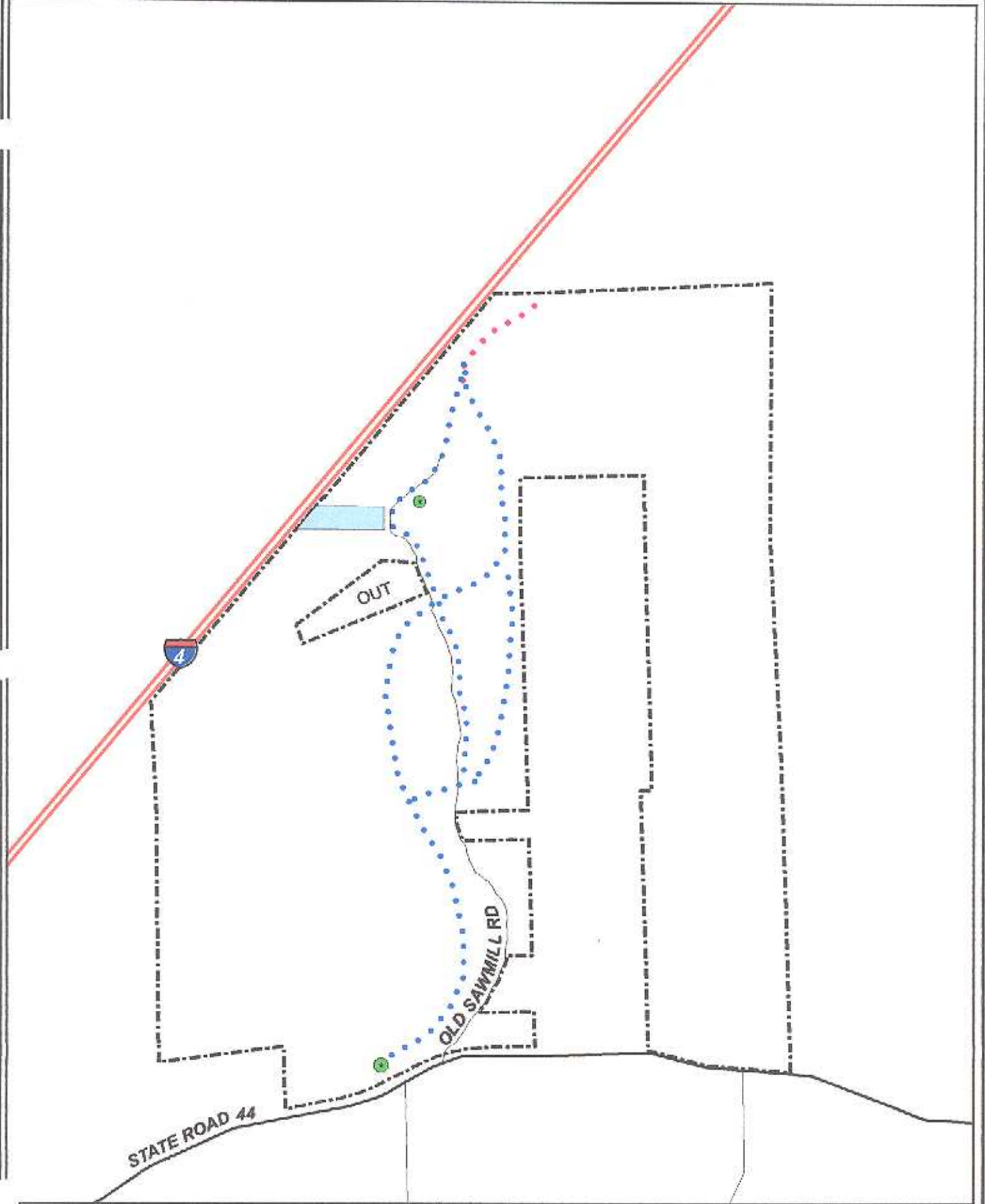
- Displays (e.g. kiosks) interpreting and explaining natural resources and important management practices (e.g. prescribed burning) for the visitors will be placed at appropriate locales.
- Periodically conduct on-site environmental education tours and activities. These organized tours and activities may occur on both County and District owned lands within the Preserve.
- All educational uses and activities on the District owned properties shall be consistent with the water management purposes of the District and are subordinate to the responsibilities of the District to manage the water resources.
- Given its proximity, encourage periodic use of the management area for educational activities by staff from the Bicentennial Youth Park, an environmental education center operated by the Volusia School District, may also be possible.

Security -- Other than routine issues typically associated with accommodating public use, site security should not be problematic. Gates have been installed adjacent to State Road 44 at both of the existing potential entrance points -- Old Sawmill Road and the abandoned tram road located to the west.

Management Area Security Strategies

- Staff of the Division of Land Acquisition and Management and, as appropriate, other County personnel should routinely visit / monitor the management area.
- As may be necessary, ensure that property boundaries are clearly marked.
- Such perimeter fencing as may be presently in existence will be maintained. New perimeter fencing may be installed along portions of the Preserve boundary, such as, but not limited to adjacent to State Road 44. However, perimeter fencing may not be installed along the shared boundary between the portions of the management area owned by the County and the St. Johns River Water Management District. Should fencing be installed along this shared boundary, openings (with gates) shall be provided to facilitate management of the area.

- Maintain existing gates. The existing gate on Old Sawmill Road at State Road 44 may be relocated north beyond the second of the private properties along this road.
- Hours during which the management area is open to the general public may be established. If hours of general public access are established, signage will be posted at appropriate locations.



**CONCEPTUAL
RECREATION PLAN**

- POTENTIAL CONNECTION TO FUTURE TRAIL SYSTEM ON ADJACENT PUBLIC LAND
- ACTIVITY NODE
- TRAIL
- Borrow Pit

FIGURE 9



1" = 2640'

MISCELLANEOUS MANAGEMENT ITEMS

Cattle Grazing (if authorized/permitted)

- The grazing of cattle is an interim use.
- The cattle grazing operation shall be confined to that portion of the Preserve owned by the St. Johns River Water Management District. No grazing of cattle is permitted on County owned land within the Preserve.
- Require the operator of the cattle grazing enterprise, if established, to perform appropriate actions to prevent/minimize the introduction or spread of tropical soda apple. These actions may include, but may not be limited to, quarantining of cattle prior to introduction to property, monitoring for the presence of this species, and, if found, cooperating with eradication efforts.
- Require the cattle grazing operator use the appropriate Best Management Practices.
- Monitor cattle stocking and grazing impacts to the property and cooperate with the operator to implement mitigating activities, if necessary.

Relationship with Private Landowners

- The owners of the privately-held parcels located along Old Sawmill Road shall be contacted for the purpose of soliciting their willingness to allow incorporation of their respective properties, to the extent practical, into the natural resource management regime, especially the prescribed burning program, to be undertaken over the management area.
- Cooperate with the private landowners using Old Sawmill Road to ensure that gates are properly used and secured.
- Consider requesting the assistance, if necessary, of the aforementioned private owners for monitoring public use of the Preserve.

Physical Improvements (other than Recreational and Water Management)

- Other than necessary for; authorized recreational uses, the safe use of roads and trails, management of the property, and identification of the property entrance, no signs shall be erected and maintained. Billboards or outdoor advertising of any kind is expressly prohibited. All signs erected shall be in a style consistent with a park or wildlife preserve.
- No facilities shall be placed upon District lands, except those directly related to the operation and maintenance of the properties for conservation, public recreational and environmental education purposes identified in this Plan.

Revenues

- Revenues generated from resource management or other activities undertaken on the Preserve shall be dedicated to implement approved activities on the Preserve.

Other

- The St. Johns River Water Management District may, upon coordination with the County, harvest wiregrass seed and that of other species from the Preserve.

IMPLEMENTATION

Table 2 . Implementation Schedule for Significant Resource Management and Public Access and Use Activities

Activity	Start	Completion
Develop "Desired Future Conditions" (DFCs)	2006/2007	2007
Control / Eradication of Exotic and Nuisance Species	2006/2007	On-going
Prescribed Burning	2006/2007	On-going
Forest Management (including selective harvesting and regeneration) Activities furthering DFCs	2007	On-going
Consult with the Florida Fish and Wildlife Conservation Commission to identify management practices for listed species	2006/2007	2007
Maintain culverts underlying Old Sawmill Road	2006/2007	On-going
Consider removal of culverts underlying the abandoned (tram) road located in the western portion of the management area.	2007	2008
Clean up abandoned hunting camp, including (i) demolition and removal remnant structures, and (ii) abandonment of well	2006/2007	2007
Evaluate the feasibility of restoring the logging decks and other disturbed areas adjacent to the tram road associated with prior harvesting activities to a natural condition.	2007	2007
Evaluate the quality of the littoral zone of the borrow pit and the feasibility of creating acceptable littoral areas.	2007	2007
Evaluate the feasibility of restoring the existing pasture areas to a natural condition.	2007	2007
Monitor for presence and health of listed species	2006/2007	On-going
Monitor for presence of archaeological resources and, if found, report occurrence(s) to Division of Historical Resources.	2006/2007	On-going

Maintain Old Sawmill Road	2006/2007	On-going
Mark and maintain property boundaries.	2006/2007	On-going
Design and construct trail network from State Road 44 entrance	2007	2007
Construct Parking Area adjacent to State Road 44	2007	2007
Construct Parking Area adjacent to Borrow Pit	2007	2007
Establish a group camping site in area adjacent to the borrow pit.	2008	2008
Evaluate existing shoreline and side slopes of the borrow pit for adequacy and safety. Identify any alterations required prior to allowing future water-related recreation use(s)	2008	2008
Evaluate feasibility of expanding public access and use to the eastern (SJRWMD) portion of the management area.	2007	2008
Conduct on-site environmental education programs	2006	On-going
Routinely visit / monitor the property	2006/2007	On-going
Amend Future Land Use and Zoning Categories to reflect public ownership	2007	2008

REFERENCES

"Black Bear Populations in Florida (2004)", Florida Fish and Wildlife Conservation Commission.

Florida Department of State, Division of Historical Resources. Correspondence of March 20, 2006. Florida Master Site File.

Florida Forever Five Year Plan, 2006. Florida Department of Environmental Protection, Division of State Lands.

List of Invasive Species, 2005. Florida Exotic Pest Plant Council.

Soil Survey of Volusia County, Florida. U. S. Department of Agriculture, Soil Conservation Service in cooperation with University of Florida, Institute of Food and Agricultural Sciences.

The Guide to the Natural Communities of Florida. Florida Natural Areas Inventory and Florida Department of Natural Resources. February, 1990.

"Volusia County, Florida: FNAI Ecological Survey for Natural Communities, Rare Plants and Animals, and Exotic Pest Plants on Selected County Managed Lands", Florida Natural Areas Inventory, August, 2004.

APPENDICES

APPENDIX A

DEED FOR COUNTY LAND WITHIN THE PRESERVE

July 29, 2005

s instrument prepared by
HAROLD A. LASSMAN
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NOS. 100, 101, 801 (formerly 102),
802 (formerly 103) 105, 106 and 111
SECTION 79110
F.P. NO. 408464-1
STATE ROAD 400
COUNTY VOLUSIA

**WARRANTY DEED WITH RESERVATIONS OF WATER TREATMENT
EASEMENT AND OF CONSERVATION EASEMENT AND
ASSIGNMENT OF EASEMENTS ALL WITH RESERVED
RIGHTS OF ENFORCEMENT AND REVERTER**

THIS WARRANTY DEED Made the 16th day of December, 2005, by STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantor(s), to COUNTY OF VOLUSIA, grantee in order to comply with the requirements of St. Johns River Water Management District (hereinafter the "District") permit number 4-127-23082-5, with the requirements of U.S. Army Corps of Engineers (hereinafter "the Corps") permit number 240805-2, (wherever used herein the terms "grantor", "grantee", "district" and "corps" include the respective parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations including without limitation, the agreement of Volusia County to maintain and manage the subject property in compliance with the conservation objectives and requirements of the above described "District" permit and the conservation objectives and requirements of the above described "Corps" permit, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, assigns, and confirms unto the grantee, all that certain land and all of those certain easements situated in Volusia County, Florida, viz:

SOUTHERN PINES PLANTATIONS as described in the attached Parcels Nos. 100, 101, 105, 111 (the cell tower property), and 106 respectively fee simple legal descriptions, attached hereto marked Exhibit "A", "B", "C", "D" (the cell tower property) & "E", and Parcel No. 802 formerly Parcel No. 103 (Exhibit "F" easement legal description O.R. Book 5205, page 4172 et sequel) and Parcel No. 801 formerly Parcel No. 102 (Exhibit "G" easement legal description O.R. Book 5205 page 4021 et sequel).

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, but RESERVING TO GRANTOR to DISTRICT and to the CORPS all such right title and interest as may be necessary to specifically enforce that the management of the subject properties be in keeping with the mitigation and conservation purposes of the above described permits, for the compliance with which the subject lands and easement interests (the subject properties) have been acquired by Grantor and made subject to the enforcement rights of the District and of the Corps and reserving a right of reverter to GRANTOR in the event that GRANTEE, except as otherwise provided herein, fails and refuses to manage the subject properties in keeping with the above described permits and the RESERVED CONSERVATION EASEMENT set forth herein below.

TO HAVE AND TO HOLD, the same in fee simple (Parcels Nos. 100, 101, 105, 111, and 106) and as duly assigned easement (Parcels Nos. 801 formerly/102 and 802 formerly/103) respectively forever, SUBJECT TO AN EASEMENT, the terms of which are set forth hereinafter under the heading "RESERVED CONSERVATION EASEMENT" requiring that the property be managed and maintained by Grantee so as to preserve such lands and easements as wetlands, mitigation lands, and wildlife (particularly black bear) habitat as required by St. Johns River Water Management Permit No. 4-127-23082-5 and U.S. Army Corps of Engineers Permit No. 240805-2 (each as hereafter amended to delete Parcel No. 104, as amended to allow the reservation of an easement for a certain I-4 water retention facility, and as amended to authorize nature trails, water wells and toilets with septic tanks at each parking area, two unpaved one-acre parking lots, specified vehicular access: Exhibits "H" and "I", limited-non-power-boating and fishing, a floating dock, a boat launching ramp, and supervised groups camping) and SUBJECT TO A RESERVED EASEMENT in that part of the subject lands described in Exhibit "J" and Exhibit "K" attached reserving to Grantor the right to build, maintain, use and access a water retention and treatment facility including inlet and outlet pipes and ditches, pond and access there to for maintenance all as permitted hereinafter by District and by Corps. The incorporation of the subject property into the Volusia County Conservation corridor, if incorporated, shall be deemed to be and is consistent with such preservation.

AND the parties agree that for the purpose of the reservation of the several easements reserved herein the dominant estate shall be and is the I-4 Project FM Number 408464-1, area and the State Road 44 Project FM Number 240805-1, area which are abutting lands benefited in their public use as state and federal highway systems by the water treatment and environmental mitigation provided by the easements reserved herein and by the easements assigned herein:

Grantor and Grantee agree that the District and the Corps shall have the same rights to enforcement of the within easements, those created herein and those merely assigned herein, as the Grantor.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple and easements; that the grantor has good right and lawful authority to sell, convey and assign said land and easements; that the grantor hereby fully warrants the title to said land and easements and will defend the same against the lawful claims of all persons

omsoever; and that said land is free of all encumbrances except those described herein and described in the respective assigned easements.

RESERVED CONSERVATION EASEMENT

In furtherance of and in compliance with the respective permits of St. Johns River Water Management District (hereinafter District) and of the Department of the Army Corps of engineers (hereinafter the Corps), compliance with which is the primary purpose for this conveyance the following Reserved Conservation Easement is reserved by the State of Florida Department of Transportation for its own benefit as permittee under the described and attached permits and for the benefit of District and of the Corps as permitors under such permits expressly providing that St Johns and the Corps shall, jointly and severally, have the full rights as grantors and as beneficiaries to enforce the easements separately created, hereby assigned, and to enforce the easements created herein, including, without limitation, this Reserved Conservation Easement.

The assigned Conservation Easement and Agreement dated October 31, 2003 (Parcel No. 802 formerly Parcel No. 103, Exhibit "F" O.R. Book 5205 page 4172, et sequel) and the assigned Agricultural Conservation Easement and agreement dated October 31, 2003, (Parcel No. 801 formerly Parcel No. 102, Exhibit "G" O.R. Book 5205 page 4026 et sequel) are assigned by this instrument to the GRANTEE, Volusia County, but, being complete in and of themselves and providing by their own terms for the conservation required by the above described environmental permits, are not modified by this instrument. However, the independence of these two assigned easements, should not be taken as meaning that these properties are not intended to be a part of the over all Southern Pines Plantation property and its environmental management program to the full extent that they may be so managed and so regarded, having all due respect for their private ownership, their residential character, and their separate documentation.

The Reserved Conservation Easement herein created shall and does include all of the publicly owned fee simple lands described herein above, notwithstanding any reserved encumbrance or use, such as access roads drainage ways and ponds these are allowed by their reservation, but are all subject to this Reserved Conservation Easement to the full extent that it is not in conflict with any access easement, drainage way, retention pond, or other specific use reserved herein or reserved in the separate assigned easements. The retention ponds reserved herein before shall be fenced along their boundary with 1-4, as the entire property shall be, with gates for maintenance access to the ponds. The ponds shall not otherwise be fenced; they will be mowed and maintained by FDOT as suits their purpose but will be open to grazing by deer and to such other use by wildlife as does not damage them for their water management purpose. To the extend that burrowing animals or other wildlife may create a problem in their maintenance the resolution of such problem shall be the responsibility of FDOT maintenance in consultation with the Volusia County property manager and with the District with notice by letter, facsimile copy or e-mail to the Corps and to Florida Fish and Wildlife Conservation Commission (hereinafter FFWCC). As stated above, Volusia County shall have authority to create and maintain nature trails, two unpaved one-acre parking lots (one at the SR 44 entrance to the property and the other at the east end of the borrow pit lake on the property), public toilets with duly permitted wells and septic tanks as appropriate to such facilities at the parking lots, and for non-power boating and fishing on the borrow pit lake, supervised groups camping, and two picnic pavilions, one near

ch parking area. Volusia County may provide a floating dock for the use of boaters. Volusia County may provide a boat launching ramp suitable for the launching of small, non-power boats from trailers. Nothing contained herein shall preclude Volusia County from seeking specific permission for other limited public recreation facilities such as small picnic and trail shelters, a small fixed dock, elevated trail sections over wet areas, but each of these must be approved individually by the permitting authorities in writing and Volusia County must secure the modification of FDOT's permits to authorize such amenities to the extent that modification is necessary. Volusia County shall prepare a management plan and submit it to St. Johns with a copy to FFWCC within one year of the date of this conveyance. The plan shall be updated annually by either submitting an updated, revised plan or by a letter confirming that the existing management plan is extended for the next year without modification. The management plan shall be subject to the approval of St. Johns. Nothing contained herein shall be regarded as revoking the general authority of Volusia County both as fee owner and as designated property manager to maintain and manage the subject property in compliance with sound conservation management principles.

NOW THEREFORE, in consideration of the above, in consideration of one dollar \$1.00 and other good and valuable consideration and in consideration of the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of section 704.06, Florida Statutes (to the extent that it may apply) Grantor hereby voluntarily grants and conveys to Grantee the fee simple title to the above described property (properties) as described herein above subject to the reservations set forth herein above and subject to the following RESERVED CONSERVATION EASEMENT terms and conditions:

1. Hazardous Waste. Grantor represents that Grantor has no knowledge that any hazardous substance or toxic waste exists on, or has been generated, treated, stored, used, disposed of, or deposited in or on the property, except as allowed by law.
2. Venue and Enforcement Costs. Venue to enforce the terms of these easements shall be in Volusia County, Florida. If the Grantor prevails in an enforcement action, it shall be entitled to recover the cost of restoring that land to the vegetative and hydrologic condition existing at the time of execution of the conservation easement, including pasture and intermittent woodlands and wetlands. Grantee shall prepare and submit with its initial management plan to the District an environmental assessment of the condition in which Grantee has received the properties. This assessment may be prepared in-house or by a consultant at Grantee's discretion and shall include a photographic inventory of the land (aerial & non-aerial).
3. Rights of U.S. Army Corps of Engineers ("Corps"). The Corps shall have all the rights of Grantor under this reserved easement. The Corps shall be a party to any modification, alteration, release, or revocation of the reserved conservation easement, and shall review and approve as necessary any additional structures or activities that require approval by Grantor.
4. Right of the St. Johns River Water Management District ("Water Management"). The St. Johns River Water Management District (hereinafter "District") shall have all the right of Grantor under this reserved easement. The District shall be party to any modification, alteration,

use, or revocation of the reserved conservation easement, and shall review and approve as necessary any additional structures or activities that require approval by Grantor.

5. Purpose. The purpose of this Reserved Conservation Easement is to assure that, except as otherwise stated herein, the Property will be retained forever in its existing natural, and pasture, condition and to prevent any use of the Property that will impair and interfere with the environmental value of the Property. Without limitation this Reserved Conservation Easement is intended to accomplish the following:

- (a) Protection of scenic and other distinctive rural character of the landscape;
- (b) Maintenance and enhancement of wildlife and game habitat;
- (c) Protection of unique and fragile natural areas and rare species habitats;
- (d) Protection of surface water quality, the Floridian Aquifer, the headwater of Deep Creek, wetlands, and riparian areas;
- (e) Protection of Florida Bear Habitat and Migration Routes.
- (f) Provide for the application of sound conservation land management principles to the property.
- (g) Such out of door public recreation as is not in conflict with (a) – (f) above

6. Prohibited Uses. Except as otherwise provided herein, any activity on or use of the Reserved Conservation Easement Property (all of the property described above) inconsistent with the purpose of this Reserved Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

(a) Construction or placing buildings, roads, signs, billboards, or other advertising, utilities or other structures on or above the ground except for trails, roads, two picnic pavilions, parking lots, public toilets, floating docks, water wells, drainage and water retention/treatment ponds all as provided herein above.

(b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials. Without limitation as to the prohibition of dumping, no soil, trash, liquid or solid waste (including sludge), or unsightly, offensive, or hazardous materials, wastes or substances, toxic wastes or substances, pollutants or contaminants, including, but not limited to, those as now or hereafter defined by federal or Florida law defining hazardous materials, wastes or substance, toxic wastes or substance, pollutants or contaminants shall be dumped or placed on the Property, except to the limited extent that such materials are inherent in the storm water runoff from I-4 to be retained and treated in the reserved water retention treatment ponds, a purpose of which is the removal of such materials.

(c) Removing, destroying or trimming trees, shrubs, or other vegetation. The removal, destruction, cutting, trimming, mowing, alteration or spraying with biocides of trees shrubs or other natural vegetation except as otherwise specifically provided in this Reserved Conservation Easement is prohibited. There shall be no planting of nuisance exotic or non-native plants as listed by the Exotic Pest Plant Council (EPPC) or its successor. Such silviculture as is consistent with and promotes the management of the property for the purposes described above is not prohibited, but must be conducted in a manner consistent with such purposes.

(d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.

(e) Surface use, except for purposes that permit the land or water to remain predominantly in its natural condition, provided that this shall not be construed to prohibit planting and harvesting of native varieties of timber subject to the restrictions set forth herein consistent with the promotion of a proper environmental management program. Activities that will be detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation unless otherwise provided in this Easement. There shall be no dredging of new canals, construction of new dikes, manipulation of natural water courses, or disruption, alteration, pollution, depletion, or extraction on the Property of existing surface or subsurface water flow or natural water sources, fresh water lakes, ponds and pond shores, marshes, creeks or any other water bodies, nor any activities or uses conducted on the Property that would be detrimental to water purity or that could alter natural water level or flow in or over the Property, except for the drainage and water retention and treatment easement reserved. Also, Grantee may continue to use and maintain the existing dirt gravel and shell road in approximately its current state, including the maintenance of existing culvert and fills, and Grantor may add, remove, relocate such culverts and fills as will facilitate the use and maintenance of the road for access to the interior of the Property for the maintenance and preservation of the Property without damaging water quality or natural flow and without harming access to the two residential properties within Southern Pines Plantations. It is presumed that "more" cross drains prudently placed will restore some of the "natural" flow that has long been blocked by the road. Electric and telephone utilities may be and has been brought in on poles on the Right-of-Way of the existing road, outside of the travel surface.

(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation (except as stated above).

(g) Acts or uses detrimental to such preservation of land or water areas (except as stated above).

(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

(i) Fencing of the conservation easement area, except as otherwise provided for herein, or in the two assigned easements.

(j) The exploration for and extraction of oil, gas, minerals, peat, muck, marl, limestone, lime rock, kaolin, fuller's earth, phosphate, common clays, gravel, shell, sand and similar substances, under and by virtue of the authority of a grant or reservation or other form of ownership of or interest in or control over or right to such substances, except as reasonably necessary to combat erosion or flooding of the road easements without doing permanent damage to water quality or natural flow.

(k) Agricultural (except for the limited silviculture described above), Commercial or industrial activity, or ingress, egress or other passage across or upon the Property in conjunction with any commercial or industrial activity including but not limited to swine, dairy and poultry operations and confined animal feed lot operations, except as authorized by the two assigned residential easements.

(l) New construction or placing of temporary or permanent buildings, mobile homes or other structures in, on or above the ground of the Property (except as provided for in the two residential easements assigned) and fencing of the Property except between it and I-4 and State Road 44, except as provided for in the two residential & pasture easements assigned, and except between it and any abutting pasture lands and except for trails, roads, two picnic pavilions, parking lots, public toilets, floating docks, water wells, drainage and water retention ponds all as provided herein above.

(m) The construction or creation of new roads or jeep trails, except the driveway to the ¾ acre home site (Exhibit "I").

(n) There shall be no operation of motorized vehicles except on established roads and driveways unless necessary: (i) to protect or enhance the purposes of this Reserved Conservation Easement, (ii) for emergency purposes, (iii) in relation to authorized silviculture or pasture operations and maintenance and (iv) except as provided for in the two assigned residential and pasture easements.

(o) Actions or activities that may reasonably be expected to adversely affect threatened or endangered species.

(p) Any subdivision of the land, except as already subdivided by the three residential parcels, one an outparcel enclave and the other two enclaves subject to the two assigned conservation easements.

(q) There shall be no signs, billboards, or outdoor advertising of any kind erected or displayed on the Property, except that Grantee may erect and maintain signs necessary for the authorized recreational uses of the property, for the safe use of the roads and trails, for the management of the Property and for the identification of the property entrance, all of which shall be in a style consistent with a park or wildlife preserve.

(r) There shall be no commercial water wells on the Property.

(s) There shall be no commercial timber harvesting on the Property, except when and as authorized by the managing agent of Grantee for the proper environmental management of the Property (at the time of execution hereof Volusia County, the grantee, is its own managing agent). The right to silviculture shall not include the right to harvest wetland species of trees such as cypress and bay magnolias. Silviculture may be practiced only as allowed in the two assigned conservation easements and as will "promote" good environmental management.

7. Rights Specifically Provided to Grantee. Grantor specifically conveys to Grantee and its successors the following specific rights accruing from the fee ownership of the fee owned portion of the Property:

(a) The right to post the boundaries of the property with notices that restrict entrance upon it and use of it consistent with the authorized uses of the property.

(b) The right to remove and profit from the removal of timber that is to be removed only in furtherance of the environmental management plan, as described above and below.

(c) The right to observe, maintain, photograph, introduce and stock native fish or wildlife on the Property, to allow the use of the Property for non-commercial hiking, supervised group camping, horseback riding, non-power boating and fishing so long as such activities do not violate any of the prohibitions applicable to the Property.

(d) Grantee subject to the jurisdiction and the usual authority of FFWCC on public lands, Grantee owns the hunting and fishing rights on, or related to, the Property (but not on the two assigned residential, pastures & conservation easements).

(e) The right to conduct controlled or prescribed burning on the Property; provided however, that Grantee shall obtain and comply with a prescribed fire authorization from the local and state regulatory agencies having jurisdiction over controlled or prescribed burning, and Grantee shall coordinate such prescribed burn activities with the fee simple owners and residents in Southern Pines Plantations (the three residential enclaves).

(f) The right to install a gate on each access road (near its intersection with State Road 44).

(g) The existing road (Exhibit "H") between State Road 44 and the subject property, which road is shown in the FDOT right-of-way maps for FM No. 408464-1 remains subject to the non-exclusive easement granted by the prior owners of Southern Pines Plantations for access to the three residential lots (the three residential enclaves) including the non-exclusive right to maintain the same as a gravel, shell or dirt road, but not as a paved road; in addition there is a certain dirt one lane track (two wheel ruts) or road suitable for passing in good weather and located by the center line survey depicted in Exhibit "I" which FDOT, as Grantor thereof granted to Donald W. Walker, as grantee thereof for a non-exclusive vehicular access easement over and maintenance right for driveway use from the road shown in the right-of-way maps to the pasture and home site of Donald W. Walker his successors and assigns (Parcel No. 802 formerly Parcel No. 103, Exhibit "F"). The grantee of the Exhibit "I" easement shall, also, have the non-exclusive right to maintain such driveway in its current condition and to improve it by filling in pot holes, and otherwise adding dirt, shell and gravel over its current width agreed to be 12 feet (six feet on either side of the centerline). Donald W. Walker agreed, for himself, his heirs, and his assigns, in return, to abandon the driveway that he had under construction on his fee simple owned property except that he would bring in his electrical power underground from the road to his home site along such abandoned driveway. The "abandoned driveway" may be restored/improved as a driveway, if, for

y reason the Exhibit "I" access is determined, in the development permitting process, to be insufficient to support improvement of his home site.

8. Grantor reserves to itself and to St. Johns and the Corps the right to proceed at law or in equity to enforce the provisions of this Reserved Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Reserved Conservation Easement.

9. Grantee has the right and the duty to remove all such timber, healthy, fire damaged or diseased as Grantee's managing agent in such agent's discretion deems prudent for the proper management of the property for its conservation purposes and as is consistent with Grantee's management plan. Grantee is to first give written notice as provided for by the assigned conservation easements described herein above and such notice as the law and prudence requires to other neighboring property owners.

10. Grantee shall remove exotic and non-native plants, as provided in Grantee's management plan.

11. Grantor's Discretion. Grantor may enforce the terms of this Reserved Conservation Easement at its discretion, but if Grantee breaches any term of the Reserved Conservation Easement and Grantor does not exercise its rights under this Reserved Conservation Easement, Grantor's forbearance shall not be construed to be a waiver by Grantor of such term, or of any subsequent breach of the same, or any other term of this Reserved Conservation Easement, or of any of the Grantor's rights under this Reserved Conservation Easement. No delay or omission by Grantor in the exercise of any right or remedy upon any breach by Grantee shall impair such right or remedy or be construed as a waiver. Grantor shall not be obligated to Grantee, or to any other person or entity, to enforce the provisions of this Reserved Conservation Easement. District and the Corps shall have the same authority to enforce the terms of this Reserved Conservation Easement and are hereby constituted as attorneys in fact to enforce the same for Grantor in Grantor's name or in their own name.

12. Acts Beyond Grantee's Control. Nothing contained in this Reserved Conservation Easement shall be construed to entitle Grantor to bring any action against Grantee for any injury to or change in the Property resulting from natural causes beyond Grantee's control, including, without limitation, fire, flood, storm and earth movement. This provision shall not, however, be construed in any way as an authorization to damage, drain, or destroy wetlands.

13. Recordation. Grantor shall record this Reserved Conservation Easement in timely fashion in the Official Records of Volusia County, Florida, and shall rerecord it at any time Grantor may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Reserved Conservation Easement in the public records.

14. Successors. The covenants, terms, conditions and restrictions of this Reserved Conservation Easement and of the Drainage/Retention Easement contained herein shall be binding upon, and inure to the benefit of the parties hereto and their respective personal

representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

15. Grantor's Reserved Conservation Easement Assignable. The rights reserved by Grantor hereunder are assignable and/or conveyable by Grantor, to St. Johns River Water Management District, and its successors or to such other public entity as Grantor in its sole discretion may determine should own and control such rights, by a written assignment which shall be recorded in the Public Records of Volusia County, Florida, and a copy of which shall be provided to Grantee at the address of its property manager (currently Douglas Weaver, Esquire). With or without such conveyance, Grantor shall and does have the right to authorize St. Johns River Water Management District, the U.S. Army Corps of Engineers, its successors or such other public entity as Grantor in its sole discretion may determine should act for Grantor to enforce the subject property interests for Grantor, and, in such event such assignment, conveyance, or enforcement designation shall carry with it the full rights provided in this conveyance for enforcement through litigation and such suits may be brought in Grantor or Grantor's successor in interests' name or in the name of the designated enforcer. Grantor initially names St. Johns River Water Management District as its agent to enforce the Reserved Conservation Easement.

16. Waiver of Certain Defenses. Grantee hereby waives any defense of estoppel, adverse possession or prescription as against enforcement of the rights granted under this easement.

17. No "Public" Right to Enter the Property. The reserving of this Reserved Conservation Easement does not convey to the public the right to enter the Property for any purpose whatsoever. Grantee shall be the determiner of whether public access to the subject property is consistent with the environmental management of the property subject to the environmental purposes of the Reserved Conservation Easement and the enforcement rights of Grantor, District and the Corps. Except as provided for in the following Road Easement.

18. The Road Easement. To the extent that the road as surveyed in the FDOT Right-of-Way maps for FM Project No. 408464-1 (Exhibit "H") passes on and over any part of Grantee's property the public, subject to supervision and control of and at the discretion of Grantee's managing agent, has been granted the right to pass over the road. This does not make such road a "public street" or "public road". Nor shall it raise a duty in Grantor, Grantee or Grantee's successor in interest or their designated manager to maintain such road for the use and benefit of the public. Grantee is hereby conveyed the right (but not the duty) to improve (but not to pave), use, and maintain the road for Grantees' and the public's ingress and egress and the right to bring electric and telephone utilities to Grantee's property on poles erected for such purpose within the Right-of-Way of the road, outside of the travel surface. All other rights of Grantor in the use and maintenance of the road are granted to Grantee. Grantee, without limitation, and in addition to such access as Grantee's managing agent may afford to the public over the road, is granted, by Grantor, the right to ingress and egress over the road for all purposes relating to the management and use of Southern Pines Plantations by Grantee, Grantee's designees and Grantee's successors, and the right, but not the duty to maintain and to improve the road.

19. Cost and Liabilities. Grantor shall not be responsible to bear any costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property.

20. Assignment. This Reserved Conservation Easement is assignable only to a governmental entity. As a condition of such transfer, Grantor shall require that the Conservation Purposes that this grant is intended to advance continue to be enforced.

21. Subsequent Transfers of the Fee Ownership. Grantee agrees to make any deed or other legal instrument by which Grantee divests any interest in all or a portion of the Property, including, without limitation, a leasehold interest subject to this Reserved Conservation Easement. Grantee further agrees to give written notice to Grantor of the transfer of any interest at least twenty (20) days prior to the date of such transfer. The failure of Grantee to perform any act required by this paragraph shall not impair the validity or priority of this Reserved Conservation Easement or limit its enforceability in any way. Grantee shall not convey the underlying fee except to another public entity.

22. Notices. Except as otherwise stated herein, any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other shall be in writing and either served personally or sent by first class mail, postage prepaid, addressed to the parties as set forth above, or to such other addresses as such party may establish in writing to the other.

23. Recordation. Grantor shall record this instrument and any amendments in timely fashion in the official records of Volusia County, Florida, and may re-record it at any time as may be required to preserve its rights in the Reserved Conservation Easement.

24. Amendment. The terms and provisions of this Easement may be amended by the mutual consent of the parties (as described above) hereto. No amendment shall be effective until executed with the formality of a deed and recorded in the public records.

25. Controlling Law. The laws of the State of Florida shall govern the interpretation and performance of this Easement.

26. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Reserved Conservation Easement shall be liberally construed in favor of the grant to effect the purpose of this Reserved Conservation Easement as set forth in paragraph Five, and the policy and purpose of §704.06, Florida Statutes. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Reserved Conservation Easement as set for in paragraph Five that would render the provision valid shall be favored over any interpretation that would render it invalid.

27. Severability. If any provision of this Reserved Conservation Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Reserved Conservation Easement, or the application of such provisions to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected by the partial invalidity.

28. Reversion. The substantial failure to manage the subject property as required to meet the environmental program of this Reserved Conservation Easement shall effect the reversing of the title of the subject property to the Grantor.

29. Joint Obligation. The obligations imposed by this Easement upon Grantee shall be joint and several.

30. Successors. The covenants, terms, conditions, and restrictions of the Reserved Conservation Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as servitude running in perpetuity with the Property.

31. Termination of Rights and Obligations. A party's rights and obligations under this Easement terminate upon transfer of the party's interest in the Reserved Conservation Easement or Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.


STATE OF FLORIDA
DEPARTMENT OF
TRANSPORTATION

ATTEST: Jennifer Wynne
(type/print name) Jennifer Wynne
Executive Secretary

By: George Gilhooley
(type/print name)
George Gilhooley
District Five Secretary

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 29 day of November, 2005, by George Gilhooley, P.E., District Secretary for District Five, who is personally known _____ OR produced identification _____. Identification produced: _____

 Kerry Marchese
My Commission DD363557
Expires 08/31/2008

Kerry Marchese
Notary Public, State of Florida
at Large.

(Affix Notary Seal)

My commission Expires: _____

Approved by:

George S Lovett

George S. Lovett, D-5 R/W Mgr. & D-5 General Counsel

Date: 12/5/05

Approved as to Legal Form and Sufficiency By:

Harold A. Lassman
Harold A. Lassman, D-5 Eminent Domain Attorney

IN WITNESS WHEREOF, the County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

Signed, sealed and delivered in the presence of: Two witnesses

VOLUSIA COUNTY, FLORIDA,
By Its Volusia County Council

MARCH A. Zimmerman
SIGNATURE LINE
PRINT/TYPE NAME: ~~FRANK T. BRUNDAGE~~

By: *Frank T. Brundage*
His Chairperson (or Vice-Chairperson)

CHRISTINE A. FRENCH
SIGNATURE LINE
PRINT/TYPE NAME: ~~CYNTHIA A. GOTT~~

ATTEST: *[Signature]*
Clerk (or Deputy Clerk)

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 16TH day of August, 2005, by Frank T. Brundage, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced _____ as identification.

Dorothy Buckles
PRINT/TYPE NAME:
Notary Public in and for the State of Florida
County and State last aforesaid
My Commission Expires Oct 12, 2009
Commission # DD 480747
Bonder By National Notary Assn.
Serial No., if any: _____

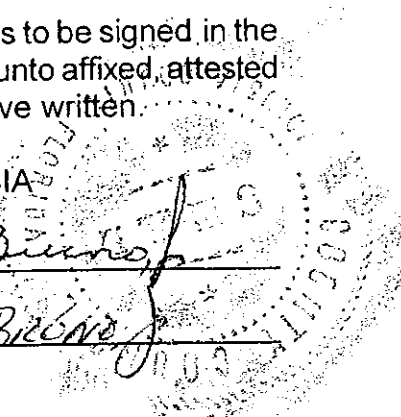
As To: State of Florida, Department of Transportation

The undersigned, County of Volusia, Grantee under the foregoing WARRANTY DEED WITH RESERVATIONS OF WATER TREATMENT EASEMENT AND OF CONSERVATION

EASEMENT AND ASSIGNMENT OF EASEMENTS ALL WITH RESERVED RIGHTS OF ENFORCEMENT AND REVERTER by executing the within document, together with the grantor, State of Florida, Department of Transportation, grants and reconfirms the grant of and the non-exclusive easement of the road shown in the right-of-way maps of FM# 408464-1 and reserved by the developer of Southern Pines Plantations for access to the subject property (Exhibit "H") and grants the non-exclusive easement described in the foregoing document and located by the center line survey sketch depicted in Exhibit "I", affirms the undertaking of the conservation management of subject property (Exhibits "J" and "K") to the extent that the foregoing document provides for such management to be a duty of grantee, the same being in all respects an assignable and a delegatable duty and undertakes the management duties setforth in the assigned easements and herein above assigned to Grantee.

IN WITNESS WHEREOF, the County of Volusia has caused these presents to be signed in the name of the County of Volusia by its County Chair and its seal to be hereunto affixed, attested by its County Manager / Clerk, on the date first above written.

COUNTY OF VOLUSIA
By: Frank T. Brune Jr.
(type print name)
FRANK T. BRUNE JR.
Title



STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 16th day of December, 2005, by Frank T. Brune Jr. who is personally known _____ OR produced identification _____. Identification produced: _____

Dorothy Buckles
Notary Public, State of Florida
at Large.

(Affix Notary Seal)

My commission Expires. **DOROTHY BUCKLES**
Notary Public - State of Florida
My Commission Expires Oct 12, 2009
Commission # DD 480747
Bonded By National Notary Assn.

PARCEL NO. 100

SECTION 79110
F.P. NO. 408464 1

"A PARCEL OF LAND IN VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, LYING SOUTH AND EAST OF INTERSTATE HIGHWAY NO. 4;

ALL SECTIONS 3 AND 10, TOWNSHIP 17 SOUTH, RANGE 31 EAST;

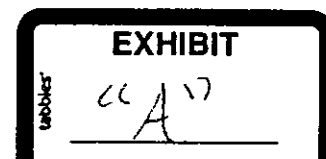
SECTION 15, TOWNSHIP 17 SOUTH, RANGE 31 EAST, LYING NORTH OF STATE ROAD 44 (66' RIGHT OF WAY);

THE EAST ½ OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 31 EAST;

THE EAST ½ OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 31 EAST, LYING SOUTH AND EAST OF INTERSTATE HIGHWAY NO. 4.

SAID LANDS TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE RUN S00°48'28"E, ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SECTION 34, A DISTANCE OF 2673.24 FEET TO THE EAST ¼ CORNER OF SAID SECTION 34; THENCE RUN S00°48'10"E, ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 34, A DISTANCE OF 2640.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34 AND THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 17 SOUTH, RANGE 31 EAST, THENCE RUN S01°21'38"E, ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SECTION 3, A DISTANCE OF 2758.35 FEET TO THE EAST ¼ CORNER OF SAID SECTION 3; THENCE RUN S01°21'38"E, ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 3, A DISTANCE OF 2758.35 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 3 AND THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 31 EAST; THENCE RUN S01°23'56"E, ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 10, A DISTANCE OF 2547.66 FEET TO THE EAST ¼ CORNER OF SAID SECTION 10; THENCE RUN S01°23'26"E, ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 10, A DISTANCE OF 2547.66 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 10 AND THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 31 EAST; THENCE RUN S00°59'57"E, ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 15, A DISTANCE OF 204.17 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD NO. 44 (RIGHT OF WAY VARIES) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS SECTION 7907-109 AND 7911-401; THENCE DEPARTING SAID EAST



LINE OF THE NORTHEAST ¼, RUN ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: N89°19'38"W, A DISTANCE OF 234.84 FEET; THENCE RUN S88°01'04"W, A DISTANCE OF 200.28 FEET; THENCE RUN S89°07'13"W, A DISTANCE OF 130.02 FEET; THENCE RUN S89°17'04"W, A DISTANCE OF 271.69 FEET; THENCE RUN S88°11'55"W, A DISTANCE OF 140.58 FEET; THENCE RUN S87°49'39"W, A DISTANCE OF 200.18 FEET; THENCE RUN S87°00'22"W, A DISTANCE OF 264.28 FEET; THENCE RUN S74°41'23"W, A DISTANCE OF 196.56 FEET; THENCE RUN S71°55'38"W, A DISTANCE OF 211.22 FEET; THENCE RUN S70°41'41"W, A DISTANCE OF 203.42 FEET; THENCE RUN S64°24'13"W, A DISTANCE OF 254.26 FEET; THENCE RUN S61°12'46"W, A DISTANCE OF 409.89 FEET; THENCE RUN S60°35'02"W, A DISTANCE OF 11.96 FEET; THENCE RUN S61°40'58"W, A DISTANCE OF 26.01 FEET; THENCE RUN S62°16'04"W, A DISTANCE OF 102.07 FEET; THENCE RUN S63°56'15"W, A DISTANCE OF 290.57 FEET; THENCE RUN S56°57'26"W, A DISTANCE OF 207.91 FEET; THENCE RUN S66°05'02"W, A DISTANCE OF 187.38 FEET; THENCE RUN S18°28'12"E, A DISTANCE OF 4.50 FEET; THENCE RUN S71°31'48"W, A DISTANCE OF 363.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2824.93 FEET AND A CENTRAL ANGLE OF 07°36'07"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 374.81 FEET TO A POINT OF TANGENCY; THENCE RUN S79°07'55"W, A DISTANCE OF 1173.76 FEET TO THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 31 EAST; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN N01°48'36"W, ALONG THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 15, A DISTANCE OF 1470.90 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15 AND THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 31 EAST; THENCE DEPARTING SAID WEST LINE RUN S85°31'42"W, ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9, A DISTANCE OF 2629.75 FEET TO THE SOUTH ¼ CORNER OF SAID SECTION 9, THENCE DEPARTING SAID SOUTH LINE RUN N00°49'47"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, A DISTANCE OF 5128.64 FEET TO THE NORTH ¼ CORNER OF SAID SECTION 9 AND THE SOUTH ¼ CORNER OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 31 EAST; THENCE RUN N02°25'11"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 4, A DISTANCE OF 2388.29 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 4 (STATE ROAD 400-RIGHT OF WAY VARIES) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7716-401; THENCE DEPARTING SAID NORTH-SOUTH CENTER SECTION LINE RUN ALONG SAID SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 4 THE FOLLOWING COURSES AND DISTANCES: N39°51'39"E, A DISTANCE OF 5694.49 FEET; THENCE S50°08'53"E, A DISTANCE OF 25.00 FEET; THENCE N39°51'07"E, A DISTANCE OF 2000.00 FEET; THENCE N50°08'53"W, A DISTANCE OF 25.00 FEET; THENCE RUN N39°51'07"E, A DISTANCE OF 3607.72 FEET TO THE NORTH LINE OF THE

NORTHEAST ¼ OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN N88°26'44"E, ALONG SAID NORTH LINE A DISTANCE OF 467.23 FEET TO THE POINT OF BEGINNING."

Being the lands described in Official Records Book 4671, Page 4875, **LESS AND EXCEPT:**

THE TOWER SITE

"THAT PORTION OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE RUN S88°26'44"W, ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 34, A DISTANCE OF 467.23 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 4 (STATE ROAD NO. 400 – RIGHT OF WAY VARIES) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7716-401; THENCE DEPARTING SAID NORTH LINE RUN S39°51'07"W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1691.38 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S50°08'53"E, A DISTANCE OF 331.43 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°52'08"E, A DISTANCE OF 100.00 FEET; THENCE RUN S00°07'52"W, A DISTANCE OF 100.00 FEET; THENCE RUN N89°52'08"W, A DISTANCE OF 100.00 FEET; THENCE RUN N00°07'52"E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING."

AND LESS AND EXCEPT: Official Records Book 4883, Page 460, Official Records Book 4883, Page 4033, Official Records Book 4883, Page 4039, Official Records Book 4883, Page 4041, Official Records Book 4883, Page 4043, Official Records Book 4885, Page 3907, Official Records Book 4891, Page 3467, Official Records Book 4908, Page 1505, and Official Records Book 4854, Page 868, all in the Public Records of Volusia County, Florida.

Containing 1925.831 acres, more or less.

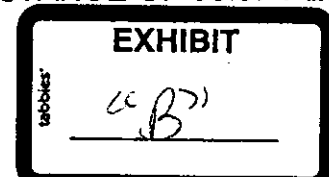
PARCEL NO. 101

SECTION 79110
F.P. NO. 408464 1

"PARCEL 16:

A PARCEL OF LAND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4671, PAGE 4875, AS RECORDED IN OFFICIAL RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00°48'28" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, A DISTANCE OF 2673.24 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 00°48'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 2640.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34 AND THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 17, SOUTH, RANGE 31 EAST; THENCE SOUTH 01°21'38" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, A DISTANCE OF 1563.39 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY EASEMENT LINE OF A 300 FEET WIDE EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2465, PAGE 1061, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY LINE NORTH 26°37'43" WEST ALONG THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED FLORIDA POWER AND LIGHT EASEMENT A DISTANCE OF 1771.11 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE SOUTH 63°22'17" WEST A DISTANCE OF 981.00 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 63°22'17" WEST A DISTANCE OF 569.77 FEET TO THE CENTERLINE OF A CERTAIN 60 FOOT INGRESS, EGRESS AND UTILITY EASEMENT AS DESCRIBED IN EXHIBIT-A, AS ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF; THENCE NORTHERLY AND EASTERLY ALONG THE CENTERLINE OF THE AFOREMENTIONED EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: NORTH 15°36'04" WEST, A DISTANCE OF 68.43 FEET; NORTH 18°02'08" WEST, A DISTANCE OF 179.58 FEET; NORTH 11°40'44" WEST, A DISTANCE OF 32.95 FEET; NORTH 00°37'17" EAST, A DISTANCE OF 107.44 FEET; NORTH 22°20'27" WEST, A DISTANCE OF 23.09 FEET; NORTH 39°06'01" WEST, A DISTANCE OF 40.21 FEET; NORTH 49°53'40" WEST, A DISTANCE OF 46.88 FEET; NORTH 37°46'41" WEST, A DISTANCE OF 37.90 FEET; NORTH 25°43'07" WEST, A DISTANCE OF 34.24 FEET; NORTH 17°09'30" WEST, A DISTANCE OF 102.87 FEET; NORTH 27°47'53" WEST, A DISTANCE OF 116.57 FEET; NORTH 44°54'41" WEST, A DISTANCE OF 37.84 FEET; NORTH 66°06'03" WEST, A DISTANCE OF 47.60 FEET; NORTH 74°55'00" WEST, A DISTANCE OF 125.30 FEET; NORTH 80°30'36" WEST, A DISTANCE OF 60.08 FEET; NORTH 68°23'48" WEST, A DISTANCE OF 63.71 FEET; NORTH 55°33'03" WEST, A DISTANCE OF 48.01 FEET; NORTH 36°29'19" WEST, A DISTANCE OF 27.62 FEET; NORTH 07°45'31" WEST, A DISTANCE OF 47.19 FEET; NORTH 00°49'18" WEST, A DISTANCE OF 366.64 FEET; NORTH 05°43'59" WEST, A DISTANCE OF 56.87 FEET;



NORTH 31°41'32" EAST, A DISTANCE OF 53.52 FEET; NORTH 43°48'06" EAST, A DISTANCE OF 116.87 FEET; NORTH 48°03'05" EAST, A DISTANCE OF 96.65 FEET; NORTH 52°30'41" EAST, A DISTANCE OF 198.02 FEET; NORTH 49°54'44" EAST, A DISTANCE OF 99.27 FEET; NORTH 55°34'00" EAST, A DISTANCE OF 9.48 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 26°37'43" EAST ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 1657.42 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN INGRESS EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SUBJECT TO A 7.50 FOOT WIDE UTILITY EASEMENT BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF A FLORIDA POWER AND LIGHT POWER-LINE EASEMENT, TERMINATING AT THE NORTHERLY RIGHT OF WAY OF STATE ROAD-44, SAID 7.50 FOOT EASEMENT BEING CONTIGUOUS WITH AND LYING SOUTHERLY AND EASTERLY OF A CERTAIN 60.00 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, VOLUSIA COUNTY, FLORIDA.

SUBJECT TO A 15.00 FOOT UTILITY EASEMENT LYING 7.50 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE. SAID EASEMENT BEING A PORTION OF PARCELS 13, 15 AND 16, AS RECORDED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00°48'28" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, A DISTANCE OF 2673.24 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 00°48'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 2640.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34 AND THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 17 SOUTH, RANGE 31 EAST; THENCE SOUTH 01°21'38" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, A DISTANCE OF 1563.39 FEET TO THE POINT OF INTERSECTION, WITH THE SOUTHWESTERLY EASEMENT LINE OF A 300 FOOT WIDE EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2465, PAGE 1061, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY LINE NORTH 26°37'43" WEST ALONG THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED FLORIDA POWER & LIGHT EASEMENT A DISTANCE OF 1771.11 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE SOUTH 63°22'17" WEST A DISTANCE OF 1520.21 FEET; TO THE POINT OF BEGINNING; SAID POINT BEING ON THE SOUTHERLY LINE OF PARCEL 16 AS RECORDED IN THE ABOVE REFERENCED OFFICIAL RECORD BOOK AND PAGE AND NORTH 63°22'17" EAST A DISTANCE OF 30.56 FEET FROM THE SOUTHWEST CORNER

OF SAID PARCEL 16; THENCE CONTINUE NORTH 63°22'17" EAST A DISTANCE OF 539.21 FEET; TO THE SOUTHEAST CORNER OF SAID PARCEL 16; THENCE NORTH 26°37'43" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 16 A DISTANCE OF 1627.14 FEET TO THE POINT OF TERMINATION; SAID POINT BEING ON THE EASTERLY LINE OF SAID PARCEL 16 AND SOUTH 26°37'43" WEST A DISTANCE OF 30.28 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 16."

BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4883, PAGE 4043, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 20.918 ACRES, MORE OR LESS.

AND

"PARCEL 18:

A PARCEL OF LAND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4671 PAGE 4875, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 88°26'44" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 467.23 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 4 (STATE ROAD NO. 400 – RIGHT OF WAY VARIES) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7716-401; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 39°51'07" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 3607.72 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY SOUTH 50° 08' 53" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE SOUTH 26° 37' 43" EAST A DISTANCE OF 1468.49 FEET TO THE CENTERLINE OF A CERTAIN 60 FOOT INGRESS, EGRESS AND UTILITY EASEMENT AS DESCRIBED IN EXHIBIT A, AS ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF; THENCE SOUTHERLY ALONG THE CENTERLINE OF THE AFOREMENTIONED EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 52° 26' 06" WEST A DISTANCE OF 45.27 FEET; SOUTH 55° 34' 00" WEST A DISTANCE OF 208.81 FEET; SOUTH 49° 54' 44" WEST A DISTANCE OF 99.27 FEET; SOUTH 52° 30' 41" WEST A DISTANCE OF 198.02 FEET; SOUTH 48° 03' 05" WEST A DISTANCE OF 96.65 FEET; SOUTH 43° 48' 06" WEST A DISTANCE OF 116.87 FEET; SOUTH 31° 41' 32" WEST A DISTANCE OF 53.52 FEET; SOUTH 05° 43' 59" EAST A DISTANCE OF 56.87 FEET; SOUTH 00° 49' 18" EAST A DISTANCE OF 181.35 FEET; THENCE DEPARTING FROM SAID CENTERLINE SOUTH 87° 15' 26" WEST A DISTANCE OF 1886.75 FEET TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE NORTH 39° 51' 42" EAST ALONG SAID RIGHT OF WAY LINE A

DISTANCE OF 241.76 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: NORTH 39° 51' 07" EAST A DISTANCE OF 599.94 FEET; SOUTH 50° 08' 53" EAST A DISTANCE OF 25.00 FEET; NORTH 39° 51' 07" EAST A DISTANCE OF 2000.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN INGRESS EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA."

BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4883, PAGE 4039, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 57.489 ACRES, MORE OR LESS.

AND

"PARCEL 19:

A PARCEL OF LAND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4671 PAGE 4875, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE RUN SOUTH 88°26'44" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 467.23 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 4 (STATE ROAD NO. 400 – RIGHT OF WAY VARIES) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7716-401; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 39°51'07" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 3607.72 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 50°08'53" EAST A DISTANCE OF 25.00 FEET; SOUTH 39°51'07" WEST A DISTANCE OF 2000.00 FEET; NORTH 50°08'53" WEST A DISTANCE OF 25.00 FEET; SOUTH 39°51'07" WEST A DISTANCE OF 599.94 FEET; SOUTH 39°51'42" WEST A DISTANCE OF 241.76 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 87°15'26" EAST A DISTANCE OF 1886.75 FEET TO THE CENTERLINE OF A CERTAIN 60 FOOT INGRESS, EGRESS AND UTILITY EASEMENT AS DESCRIBED IN EXHIBIT A, AS ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF; THENCE SOUTHERLY ALONG THE CENTERLINE OF THE AFOREMENTIONED EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 00°49'18" EAST A DISTANCE OF 185.29 FEET; SOUTH 07°45'31" EAST A DISTANCE OF 47.19 FEET; SOUTH 36°29'19" EAST A DISTANCE OF 27.62 FEET; SOUTH 55°33'03" EAST A DISTANCE OF 48.01 FEET; SOUTH 68°23'48" EAST A DISTANCE OF 63.71 FEET; SOUTH 80°30'36" EAST A DISTANCE OF 60.08 FEET; SOUTH 74°55'00" EAST A

DISTANCE OF 125.30 FEET; SOUTH 66°06'03" EAST A DISTANCE OF 47.60 FEET; SOUTH 44°54'41" EAST A DISTANCE OF 37.84 FEET; SOUTH 27°47'53" EAST A DISTANCE OF 116.57 FEET; SOUTH 17°09'30" EAST A DISTANCE OF 102.87 FEET; SOUTH 25°43'07" EAST A DISTANCE OF 34.24 FEET; SOUTH 37°46'41" EAST A DISTANCE OF 37.90 FEET; SOUTH 49°53'40" EAST A DISTANCE OF 46.88 FEET; SOUTH 39°06'01" EAST A DISTANCE OF 40.21 FEET; SOUTH 22°20'27" EAST A DISTANCE OF 23.09 FEET; SOUTH 00°37'17" WEST A DISTANCE OF 107.44 FEET; SOUTH 11°40'44" EAST A DISTANCE OF 32.95 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 86°08'55" WEST A DISTANCE OF 762.00 FEET; THENCE SOUTH 53°36'43" WEST A DISTANCE OF 2302.31 FEET; THENCE NORTH 20°25'04" WEST A DISTANCE OF 1233.77 FEET; THENCE NORTH 02°25'06" WEST A DISTANCE OF 232.32 FEET TO THE ABOVE MENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE NORTH 39°51'42" EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 930.34 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN INGRESS EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA."

BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4883, PAGE 4041, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 81.802 ACRES, MORE OR LESS.

CONTAINING IN THE AGGREGATE 160.209 ACRES, MORE OR LESS.

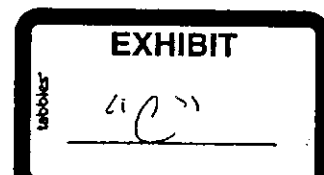
PARCEL NO. 105

SECTION 791 10
F.P. NO. 408464 1

"PARCEL 3:

A PARCEL OF LAND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4671, PAGE 4875, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00°48'28" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, A DISTANCE OF 2673.24 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 00°48'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 2640.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34 AND THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 17, SOUTH, RANGE 31 EAST; THENCE SOUTH 01°21'38" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, A DISTANCE OF 1563.39 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY EASEMENT LINE OF A 300 FEET WIDE EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2465, PAGE 1061, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE CONTINUE SOUTH 01°21'38" EAST ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 17 SOUTH, RANGE 31 EAST A DISTANCE OF 1194.97 FEET; TO THE EAST 1/4 CORNER OF SAID SECTION 03; THENCE SOUTH 01°21'38" EAST ALONG THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 03 A DISTANCE OF 2758.35 FEET TO THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 17, SOUTH, RANGE 31 EAST; THENCE SOUTH 01°23'56" EAST ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10 A DISTANCE OF 1570.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°23'56" EAST A DISTANCE OF 977.21 FEET TO THE EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 31 EAST; THENCE CONTINUE SOUTH 01°23'56" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 A DISTANCE OF 662.79 FEET; THENCE DEPARTING SAID EASTERLY LINE SOUTH 88°36'04" WEST A DISTANCE OF 526.20 FEET TO THE CENTERLINE OF A CERTAIN 60 FOOT INGRESS, EGRESS AND UTILITY EASEMENT AS DESCRIBED IN EXHIBIT A, AS ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF; THENCE NORTHERLY ALONG THE CENTERLINE OF THE AFOREMENTIONED EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: NORTH 03°49'25" EAST A DISTANCE OF 137.24 FEET; NORTH 06°56'28" EAST A DISTANCE OF 189.81 FEET; NORTH 00°51'52" WEST A DISTANCE OF 477.06 FEET; NORTH 02°53'43" EAST A DISTANCE OF 110.24 FEET; NORTH 13°19'44" WEST A DISTANCE OF 87.60 FEET; NORTH 20°56'48" WEST A DISTANCE OF 101.87 FEET; NORTH 28°41'22" WEST A DISTANCE OF 89.42 FEET; NORTH 42°36'02" WEST A DISTANCE OF 107.62 FEET; NORTH 39°07'55" WEST A DISTANCE OF 97.50 FEET; NORTH 33°07'21" WEST A



DISTANCE OF 179.85 FEET; NORTH 38°57'51" WEST A DISTANCE OF 128.91 FEET; NORTH 53°23'39" WEST A DISTANCE OF 87.94 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 88°36'04" EAST A DISTANCE OF 939.68 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN INGRESS EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SUBJECT TO A 7.50 FOOT WIDE UTILITY EASEMENT BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF A FLORIDA POWER AND LIGHT POWER-LINE EASEMENT, TERMINATING AT THE NORTHERLY RIGHT OF WAY OF STATE ROAD-44, SAID 7.50 FOOT EASEMENT BEING CONTIGUOUS WITH AND LYING SOUTHERLY AND EASTERLY OF A CERTAIN 60.00 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, VOLUSIA COUNTY, FLORIDA."

BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4902, PAGE 2213 AND RERECORDED IN OFFICIAL RECORDS BOOK 5020, PAGE 2287, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 21.353 ACRES, MORE OR LESS.

PARCEL NO. 111

SECTION 79110
F.P. NO. 408464 1

THE TOWER SITE

"THAT PORTION OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

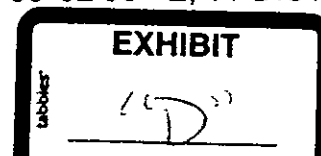
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE RUN S 88°26'44" W, ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 34, A DISTANCE OF 467.23 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 4 (STATE ROAD NO. 400 – RIGHT OF WAY VARIES) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7716-401; THENCE DEPARTING SAID NORTH LINE RUN S 39°51'07" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1691.38 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S 50°08'53" E, A DISTANCE OF 331.43 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89°52'08" E, A DISTANCE OF 100.00 FEET; THENCE RUN S 00°07'52" W, A DISTANCE OF 100.00 FEET; THENCE RUN N 89°52'08" W, A DISTANCE OF 100.00 FEET; THENCE RUN N 00°07'52" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING."

CONTAINING 10,000 SQUARE FEET/0.23 ACRES MORE OR LESS.

AND

"A 20' INGRESS-EGRESS AND UTILITY EASEMENT BEING A PORTION OF SECTION 34, TOWNSHIP 17 SOUTH, RANGE 31 EAST AND SECTIONS 3, 10, AND 15, TOWNSHIP 17 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; SAID EASEMENT LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE RUN S 88°26'44" W, ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 34, A DISTANCE OF 467.23 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 4 (STATE ROAD NO. 400 – RIGHT OF WAY VARIES) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7716-401; THENCE DEPARTING SAID NORTH LINE RUN S 39°51'07" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1691.38 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S 50°08'53" E, A DISTANCE OF 331.43 FEET; THENCE RUN S 89°52'08" E, A DISTANCE OF 100.00 FEET; THENCE RUN S 00°07'52" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89°52'08" E, A DISTANCE OF



257.15 FEET; THENCE RUN S 30°00'26" E, A DISTANCE OF 130.62 FEET; THENCE RUN S 24°58'36" E, A DISTANCE OF 418.68 FEET; THENCE RUN S 25°30'08" E, A DISTANCE OF 90.74 FEET; THENCE RUN S 21°55'13" E, A DISTANCE OF 123.16 FEET; THEN RUN S 16°19'54" E, A DISTANCE OF 109.14 FEET; THENCE RUN S 09°36'04" E, A DISTANCE OF 168.05 FEET; THENCE RUN S 05°11'46" E, A DISTANCE OF 108.37 FEET; THENCE RUN S 02°29'49" W, A DISTANCE OF 99.78 FEET; THENCE RUN S 05°49'31" W, A DISTANCE OF 141.57 FEET; THENCE RUN S 00°36'40" E, A DISTANCE OF 175.15 FEET; THENCE RUN S 08°03'32" E, A DISTANCE OF 75.17 FEET; THENCE RUN S 10°05'03" E, A DISTANCE OF 49.91 FEET; THENCE RUN S 16°02'56" E, A DISTANCE OF 120.18 FEET; THENCE RUN N 89°17'17" W, A DISTANCE OF 99.13 FEET; THENCE RUN S 82°00'56" W, A DISTANCE OF 101.33 FEET; THENCE RUN N 83°28'11" W, A DISTANCE OF 39.20 FEET; THENCE RUN N 72°10'20" W, A DISTANCE OF 71.12 FEET; THENCE RUN N 68°30'49" W, A DISTANCE OF 73.96 FEET; THENCE RUN N 78°50'11" W, A DISTANCE OF 33.48 FEET; THENCE RUN S 87°05'38" W, A DISTANCE OF 108.99 FEET; THENCE RUN N 61°32'42" W, A DISTANCE OF 19.25 FEET; THENCE RUN N 38°13'14" W, A DISTANCE OF 43.17 FEET; THENCE RUN N 52°57'50" W, A DISTANCE OF 33.76 FEET; THENCE RUN N 75°45'34" W, A DISTANCE OF 38.77 FEET; THENCE RUN S 71°39'12" W, A DISTANCE OF 40.70 FEET; THENCE RUN S 49°30'56" W, A DISTANCE OF 43.24 FEET; THENCE RUN S 57°01'07" W, A DISTANCE OF 92.54 FEET; THENCE RUN S 63°20'52" W, A DISTANCE OF 99.05 FEET; THENCE RUN S 49°37'52" W, A DISTANCE OF 51.18 FEET; THENCE RUN S 64°14'50" W, A DISTANCE OF 117.19 FEET; THENCE RUN S 63°45'10" W, A DISTANCE OF 35.14 FEET; THENCE RUN S 52°34'16" W, A DISTANCE OF 30.98 FEET; THENCE RUN S 40°26'52" W, A DISTANCE OF 47.58 FEET; THENCE RUN S 31°24'02" W, A DISTANCE OF 62.43 FEET; THENCE RUN S 41°28'19" W, A DISTANCE OF 42.00 FEET; THENCE RUN S 34°39'37" W, A DISTANCE OF 59.67 FEET; THENCE RUN S 13°44'59" W, A DISTANCE OF 48.58 FEET; THENCE RUN S 06°52'06" W, A DISTANCE OF 123.17 FEET; THENCE RUN S 21°40'08" W, A DISTANCE OF 31.10 FEET; THENCE RUN S 36°28'10" W, A DISTANCE OF 49.66 FEET; THENCE RUN S 45°22'56" W, A DISTANCE OF 44.59 FEET; THENCE RUN S 52°26'06" W, A DISTANCE OF 431.59 FEET; THENCE RUN S 55°34'00" W, A DISTANCE OF 208.81 FEET; THENCE RUN S 49°54'44" W, A DISTANCE OF 99.27 FEET; THENCE RUN S 52°30'41" W, A DISTANCE OF 198.02 FEET; THENCE RUN S 48°03'05" W, A DISTANCE OF 96.65 FEET; THENCE RUN S 43°48'06" W, A DISTANCE OF 116.87 FEET; THENCE RUN S 31°41'32" W, A DISTANCE OF 53.52 FEET; THENCE RUN S 05°43'59" E, A DISTANCE OF 56.87 FEET; THENCE RUN S 00°49'18" E, A DISTANCE OF 366.64 FEET; THENCE RUN S 07°45'31" E, A DISTANCE OF 47.19 FEET; THENCE RUN S 36°29'19" E, A DISTANCE OF 27.62 FEET; THENCE RUN S 55°33'03" E, A DISTANCE OF 48.01 FEET; THENCE RUN S 68°23'48" E, A DISTANCE OF 63.71 FEET; THENCE RUN S 80°30'36" E, A DISTANCE OF 60.08 FEET; THENCE RUN S 74°55'00" E, A DISTANCE OF 125.30 FEET; THENCE RUN S 66°06'03" E, A DISTANCE OF 47.60 FEET; THENCE RUN S 44°54'41" E, A DISTANCE OF 37.84 FEET; THENCE RUN S 27°47'53" E, A DISTANCE OF 116.57 FEET; THENCE RUN S 17°09'30" E, A

DISTANCE OF 102.87 FEET; THENCE RUN S 25°43'07" E, A DISTANCE OF 34.24 FEET; THENCE RUN S 37°46'41" E, A DISTANCE OF 37.90 FEET; THENCE RUN S 49°53'40" E, A DISTANCE OF 46.88 FEET; THENCE RUN S 39°06'01" E, A DISTANCE OF 40.21 FEET; THENCE RUN S 22°20'27" E, A DISTANCE OF 23.09 FEET; THENCE RUN S 00°37'17" W, A DISTANCE OF 107.44 FEET; THENCE RUN S 11°40'44" E, A DISTANCE OF 32.95 FEET; THENCE RUN S 18°02'08" E, A DISTANCE OF 179.58 FEET; THENCE RUN S 15°36'04" E, A DISTANCE OF 82.48 FEET; THENCE RUN S 30°50'37" E, A DISTANCE OF 99.52 FEET; THENCE RUN S 21°08'21" E, A DISTANCE OF 252.24 FEET; THENCE RUN S 28°53'21" E, A DISTANCE OF 83.72 FEET; THENCE RUN S 23°52'38" E, A DISTANCE OF 96.76 FEET; THENCE RUN S 17°18'27" E, A DISTANCE OF 91.65 FEET; THENCE RUN S 03°39'07" E, A DISTANCE OF 46.85 FEET; THENCE RUN S 07°46'40" W, A DISTANCE OF 63.02 FEET; THENCE RUN S 02°36'31" W, A DISTANCE OF 78.15 FEET; THENCE RUN S 19°21'20" E, A DISTANCE OF 48.86 FEET; THENCE RUN S 32°34'14" E, A DISTANCE OF 119.90 FEET; THENCE RUN S 18°54'55" E, A DISTANCE OF 215.93 FEET; THENCE RUN S 23°20'15" E, A DISTANCE OF 57.75 FEET; THENCE RUN S 30°54'51" E, A DISTANCE OF 108.91 FEET; THENCE RUN S 27°44'50" E, A DISTANCE OF 47.88 FEET; THENCE RUN S 22°41'37" E, A DISTANCE OF 180.45 FEET; THENCE RUN S 18°53'13" E, A DISTANCE OF 80.24 FEET; THENCE RUN S 16°50'28" E, A DISTANCE OF 219.44 FEET; THENCE RUN S 03°54'20" E, A DISTANCE OF 131.56 FEET; THENCE RUN S 12°49'11" E, A DISTANCE OF 109.23 FEET; THENCE RUN S 03°44'08" E, A DISTANCE OF 40.74 FEET; THENCE RUN S 05°42'55" W, A DISTANCE OF 144.54 FEET; THENCE RUN S 02°24'36" W, A DISTANCE OF 216.22 FEET; THENCE RUN S 01°43'14" E, A DISTANCE OF 64.74 FEET; THENCE RUN S 13°11'04" E, A DISTANCE OF 64.81 FEET; THENCE RUN S 21°51'50" E, A DISTANCE OF 142.90 FEET; THENCE RUN S 14°58'52" E, A DISTANCE OF 205.83 FEET; THENCE RUN S 11°04'30" E, A DISTANCE OF 101.23 FEET; THENCE RUN S 06°44'40" E, A DISTANCE OF 279.07 FEET; THENCE RUN S 12°21'39" E, A DISTANCE OF 90.99 FEET; THENCE RUN S 02°55'03" E, A DISTANCE OF 71.33 FEET; THENCE RUN S 14°01'47" W, A DISTANCE OF 59.00 FEET; THENCE RUN S 21°27'30" W, A DISTANCE OF 95.68 FEET; THENCE RUN S 13°26'04" W, A DISTANCE OF 53.67 FEET; THENCE RUN S 05°41'36" W, A DISTANCE OF 293.72 FEET; THENCE RUN S 06°11'59" E, A DISTANCE OF 141.88 FEET; THENCE RUN S 03°22'01" E, A DISTANCE OF 326.30 FEET; THENCE RUN S 03°17'08" E, A DISTANCE OF 132.85 FEET; THENCE RUN S 03°40'39" W, A DISTANCE OF 144.98 FEET; THENCE RUN S 12°03'00" W, A DISTANCE OF 57.14 FEET; THENCE RUN S 15°26'29" W, A DISTANCE OF 85.57 FEET; THENCE RUN S 12°03'43" W, A DISTANCE OF 50.56 FEET; THENCE RUN S 03°32'08" E, A DISTANCE OF 75.03 FEET; THENCE RUN S 03°40'49" W, A DISTANCE OF 194.04 FEET; THENCE RUN S 00°27'29" W, A DISTANCE OF 156.78 FEET; THENCE RUN S 07°40'17" E, A DISTANCE OF 65.30 FEET; THENCE RUN S 14°20'31" E, A DISTANCE OF 48.73 FEET; THENCE RUN S 20°49'34" E, A DISTANCE OF 76.88 FEET; THENCE RUN S 25°27'52" E, A DISTANCE OF 206.05 FEET; THENCE RUN S 36°06'22" E, A DISTANCE OF 112.28 FEET; THENCE RUN S 27°05'18" E, A DISTANCE OF 71.21 FEET; THENCE RUN S 14°46'33" E, A

DISTANCE OF 51.52 FEET; THENCE RUN S 04°33'14" E, A DISTANCE OF 62.88 FEET; THENCE RUN S 16°14'24" E, A DISTANCE OF 98.84 FEET; THENCE RUN S 24°31'18" E, A DISTANCE OF 212.17 FEET; THENCE RUN S 18°58'14" E, A DISTANCE OF 54.90 FEET; THENCE RUN S 30°11'13" E, A DISTANCE OF 56.41 FEET; THENCE RUN S 46°36'51" E, A DISTANCE OF 72.60 FEET; THENCE RUN S 53°23'39" E, A DISTANCE OF 277.08 FEET; THENCE RUN S 38°57'51" E, A DISTANCE OF 128.91 FEET; THENCE RUN S 33°07'21" E, A DISTANCE OF 179.85 FEET; THENCE RUN S 39°07'55" E, A DISTANCE OF 97.59 FEET; THENCE RUN S 42°36'02" E, A DISTANCE OF 107.62 FEET; THENCE RUN S 28°41'22" E, A DISTANCE OF 89.42 FEET; THENCE RUN S 20°56'48" E, A DISTANCE OF 101.87 FEET; THENCE RUN S 13°19'44" E, A DISTANCE OF 87.60 FEET; THENCE RUN S 02°53'43" W, A DISTANCE OF 110.24 FEET; THENCE RUN S 00°51'52" E, A DISTANCE OF 477.06 FEET; THENCE RUN S 06°56'28" W, A DISTANCE OF 189.91 FEET; THENCE RUN S 03°49'25" W, A DISTANCE OF 176.27 FEET; THENCE RUN S 11°12'14" W, A DISTANCE OF 92.99 FEET; THENCE RUN S 23°16'10" W, A DISTANCE OF 103.20 FEET; THENCE RUN S 27°46'56" W, A DISTANCE OF 83.69 FEET; THENCE RUN S 17°39'20" W, A DISTANCE OF 220.70 FEET; THENCE RUN S 35°34'56" W, A DISTANCE OF 178.17 FEET; THEN RUN S 27°33'01" W, A DISTANCE OF 402.53 FEET; THENCE RUN S 39°18'20" W, A DISTANCE OF 489.35 FEET; THENCE RUN S 28°20'49" W, A DISTANCE OF 199.33 FEET; THENCE RUN S 31°39'11" W, A DISTANCE OF 107.37 FEET; THENCE RUN S 35°36'07" W, A DISTANCE OF 211.88 FEET; THENCE RUN S 46°39'01" W, A DISTANCE OF 85.01 FEET; THENCE RUN S 56°17'58" W, A DISTANCE OF 135.27 FEET; THENCE RUN S 34°53'00" W, A DISTANCE OF 140.34 FEET; THENCE RUN S 16°21'18" W, A DISTANCE OF 176.30 FEET; THENCE RUN S 14°31'08" E, A DISTANCE OF 8.92 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD NO. 44 (RIGHT OF WAY VARIES) PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTIONS 7907-109 AND 7911-401 AND THE POINT OF TERMINATION OF SAID EASEMENT.

(GUY EASEMENT NUMBER 1)

THAT PORTION OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE RUN S 88°26'44" W, ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 34, A DISTANCE OF 467.23 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 4 (STATE ROAD NO. 400 – RIGHT OF WAY VARIES) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7716-401; THENCE DEPARTING SAID NORTH LINE RUN S 39°51'07" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1691.38 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S 50°08'53" E, A

DISTANCE OF 331.43 FEET; THENCE RUN S 89°52'08" E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00°07'52" E, A DISTANCE OF 185.00 FEET; THENCE RUN S 89°52'08" E, A DISTANCE OF 20.00 FEET; THENCE RUN S 00°07'52" W, A DISTANCE OF 20.00 FEET; THENCE RUN N 89°52'08" W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

(GUY EASEMENT NUMBER 2)

THAT PORTION OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE RUN S 88°26'44" W, ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 34, A DISTANCE OF 467.23 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 4 (STATE ROAD NO. 400- RIGHT OF WAY VARIES) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7716-401; THENCE DEPARTING SAID NORTH LINE RUN S 39°51'07" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1691.38 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S 50°08'53" E, A DISTANCE OF 331.43 FEET; THENCE RUN S 89°52'08" E, A DISTANCE OF 100.00 FEET; THENCE RUN S 00°07'52" W, A DISTANCE OF 67.32 FEET TO THE POINT OF BEGINNING; THENCE RUN S 59°52'08" E, A DISTANCE OF 183.03 FEET; THENCE RUN S 30°07'52" W, A DISTANCE OF 20.00 FEET; THENCE RUN N 59°52'08" W, A DISTANCE OF 171.48 FEET; THENCE RUN N 00°07'52" W, A DISTANCE OF 23.10 FEET TO THE POINT OF BEGINNING.

(GUY EASEMENT NUMBER 3)

THAT PORTION OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE RUN S 88°26'44" W, ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 34, A DISTANCE OF 467.23 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE 4 (STATE ROAD NO. 400 – RIGHT OF WAY VARIES) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7716-401; THENCE DEPARTING SAID NORTH LINE RUN S 39°51'07" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1691.38 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S 50°08'53" E, A DISTANCE OF 331.43 FEET; THENCE RUN S 00°07'52" W, A DISTANCE OF 67.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°07'52" W, A DISTANCE OF 23.10 FEET; THENCE RUN S 60°07'52" W, A DISTANCE OF 183.02 FEET; THENCE RUN N 29°52'08" E, A DISTANCE OF 20.00 FEET;

THENCE RUN N 60°07'52" E, A DISTANCE OF 171.48 FEET TO THE POINT OF BEGINNING."

BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4671, PAGE 4875.

PARCEL NO. 106

SECTION 79110
F.P. NO. 408464 1

"PARCEL 9:

A PARCEL OF LAND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4671, PAGE 4875, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00°48'28" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, A DISTANCE OF 2673.24 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 00°48'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 2640.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34 AND THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 17 SOUTH, RANGE 31 EAST; THENCE SOUTH 01°21'38" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, A DISTANCE OF 1563.39 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY EASEMENT LINE OF A 300 FEET WIDE EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2465, PAGE 1061, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE CONTINUE SOUTH 01°21'38" EAST ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 17 SOUTH, RANGE 31 EAST A DISTANCE OF 1194.97 FEET; TO THE EAST 1/4 CORNER OF SAID SECTION 03; THENCE SOUTH 01°21'38" EAST ALONG THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 03 A DISTANCE OF 368.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°21'38" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 614.54 FEET; THENCE DEPARTING SAID EASTERLY LINE SOUTH 88°36'04" WEST A DISTANCE OF 1,406.20 FEET TO THE CENTERLINE OF A CERTAIN 60-FOOT INGRESS, EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4876, PAGE 413; THENCE NORTHERLY ALONG THE CENTERLINE OF THE AFOREMENTIONED EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: NORTH 6°44'40" WEST A DISTANCE OF 140.46 FEET; NORTH 11°04'30" WEST A DISTANCE OF 101.23 FEET; NORTH 14°58'52" WEST A DISTANCE OF 205.83 FEET; NORTH 21°51'50" WEST A DISTANCE OF 142.90 FEET; NORTH 13°11'04" WEST A DISTANCE OF 41.82 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 88°36'04" EAST A DISTANCE OF 1,543.55 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN INGRESS EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SUBJECT TO A 7.50 FOOT WIDE UTILITY EASEMENT BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF A FLORIDA POWER AND LIGHT POWER-LINE



EASEMENT, TERMINATING AT THE NORTHERLY RIGHT OF WAY OF STATE ROAD 44, SAID 7.50 FOOT EASEMENT BEING CONTIGUOUS WITH AND LYING SOUTHERLY AND EASTERLY OF A CERTAIN 60.00 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, VOLUSIA COUNTY, FLORIDA."

BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4908, PAGE 1505, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 20.547 ACRES, MORE OR LESS.

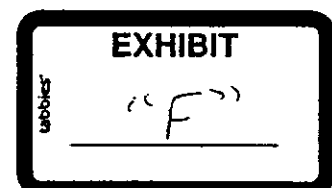
PARCEL NO. 103

SECTION 79110
F.P. NO. 408464 1

"PARCEL 5:

A PARCEL OF LAND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4671, PAGE 4875, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00°48'28" E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, A DISTANCE OF 2673.24 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 00°48'10" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 2640.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34 AND THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 17, SOUTH, RANGE 31 EAST; THENCE SOUTH 01°21'38" E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, A DISTANCE OF 1563.39 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY EASEMENT LINE OF A 300 FEET WIDE EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2465, PAGE 1061, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE CONTINUE SOUTH 01°21'38" EAST ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 17 SOUTH, RANGE 31 EAST A DISTANCE OF 1194.97 FEET; TO THE EAST 1/4 CORNER OF SAID SECTION 03; THENCE SOUTH 01°21'38" EAST ALONG THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 03 A DISTANCE OF 2758.35 FEET TO THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 17, SOUTH, RANGE 31 EAST; THENCE SOUTH 01°23'56" EAST ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10 A DISTANCE OF 150.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°23'56" EAST A DISTANCE OF 600.00 FEET; THENCE DEPARTING SAID EASTERLY LINE SOUTH 88°36'04" WEST A DISTANCE OF 1396.48 FEET TO THE CENTERLINE OF A CERTAIN 60 FOOT INGRESS, EGRESS AND UTILITY EASEMENT AS DESCRIBED IN EXHIBIT-A, AS ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF; THENCE NORTHERLY ALONG THE CENTERLINE OF THE AFOREMENTIONED EASEMENT THE FOLLOWING BEARINGS AND DISTANCES: NORTH 26°00'22" WEST A DISTANCE OF 216.98 FEET; NORTH 20°49'34" WEST A DISTANCE OF 76.88 FEET; NORTH 14°20'31" WEST A DISTANCE OF 48.73 FEET; NORTH 07°40'17" WEST A DISTANCE OF 65.30 FEET; NORTH 00°27'29" EAST A DISTANCE OF 156.78 FEET; NORTH 03°40'49" EAST A DISTANCE OF 61.35 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 88°36'04" EAST A DISTANCE OF 1519.94 FEET TO THE POINT OF BEGINNING.



SUBJECT TO AND TOGETHER WITH AN INGRESS EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SUBJECT TO A 7.50 FOOT WIDE UTILITY EASEMENT BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF A FLORIDA POWER AND LIGHT POWER-LINE EASEMENT, TERMINATING AT THE NORTHERLY RIGHT OF WAY OF STATE ROAD-44, SAID 7.50 FOOT EASEMENT BEING CONTIGUOUS WITH AND LYING SOUTHERLY AND EASTERLY OF A CERTAIN 60.00 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, VOLUSIA COUNTY, FLORIDA."

BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4883, PAGE 4033, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CONTAINING 20.596 ACRES, MORE OR LESS.

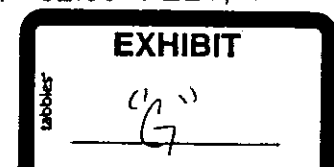
PARCEL NO. 102

SECTION 79110
F.P. NO. 408464 1

"PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4671, PAGE 4875, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00°48'28" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, A DISTANCE OF 2673.24 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 00°48'10" E, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 2640.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34 AND THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 17, SOUTH, RANGE 31 EAST; THENCE SOUTH 01°21'38" E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, A DISTANCE OF 1563.39 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY EASEMENT LINE OF A 300 FEET WIDE EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2465, PAGE 1061, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE CONTINUE SOUTH 01°21'38" EAST ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SECTION 03, TOWNSHIP 17 SOUTH, RANGE 31 EAST A DISTANCE OF 1194.97 FEET; TO THE EAST 1/4 CORNER OF SAID SECTION 03; THENCE SOUTH 01°21'38" EAST ALONG THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 03 A DISTANCE OF 2758.35 FEET TO THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 17, SOUTH, RANGE 31 EAST; THENCE SOUTH 01°23'56" EAST ALONG THE EASTERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 2547.66 FEET TO THE EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 17, SOUTH, RANGE 31 EAST; THENCE CONTINUE SOUTH 01°23'56" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 662.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°23'56" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1178.54 FEET; THENCE DEPARTING SAID EASTERLY LINE SOUTH 88°36'04" WEST, A DISTANCE OF 1161.91 FEET TO THE CENTERLINE OF A CERTAIN 60 FOOT INGRESS, EGRESS AND UTILITY EASEMENT AS DESCRIBED IN EXHIBIT "A", AS ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF; THENCE NORTHERLY ALONG THE CENTERLINE OF THE AFOREMENTIONED EASEMENT THE FOLLOWING BEARINGS AND DISTANCES; NORTH 39°18'20" EAST, A DISTANCE OF 236.09 FEET; NORTH 27°33'01" EAST, A DISTANCE OF 402.53 FEET; NORTH 35°34'56" EAST, A DISTANCE OF 178.17 FEET; NORTH 17°39'20" EAST, A DISTANCE OF 78.64 FEET; NORTH 17°39'20" EAST, A DISTANCE OF 142.06 FEET; NORTH 27°46'56" EAST, A DISTANCE OF 83.60 FEET; NORTH 23°16'10" EAST, A DISTANCE OF 103.20 FEET; NORTH 11°12'14" EAST, A DISTANCE OF 92.99 FEET; NORTH



03°49'25" EAST, A DISTANCE OF 39.03 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 88°36'04" EAST, A DISTANCE OF 526.20 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH AN INGRESS EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

SUBJECT TO A 7.50 FOOT WIDE UTILITY EASEMENT BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF A FLORIDA POWER AND LIGHT POWER-LINE EASEMENT, TERMINATING AT THE NORTHERLY RIGHT OF WAY OF STATE ROAD-44, SAID 7.50 FOOT EASEMENT BEING CONTIGUOUS WITH AND LYING SOUTHERLY AND EASTERLY OF A CERTAIN 60.00 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4876, PAGE 413, VOLUSIA COUNTY, FLORIDA."

BEING THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4883, PAGE 460, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

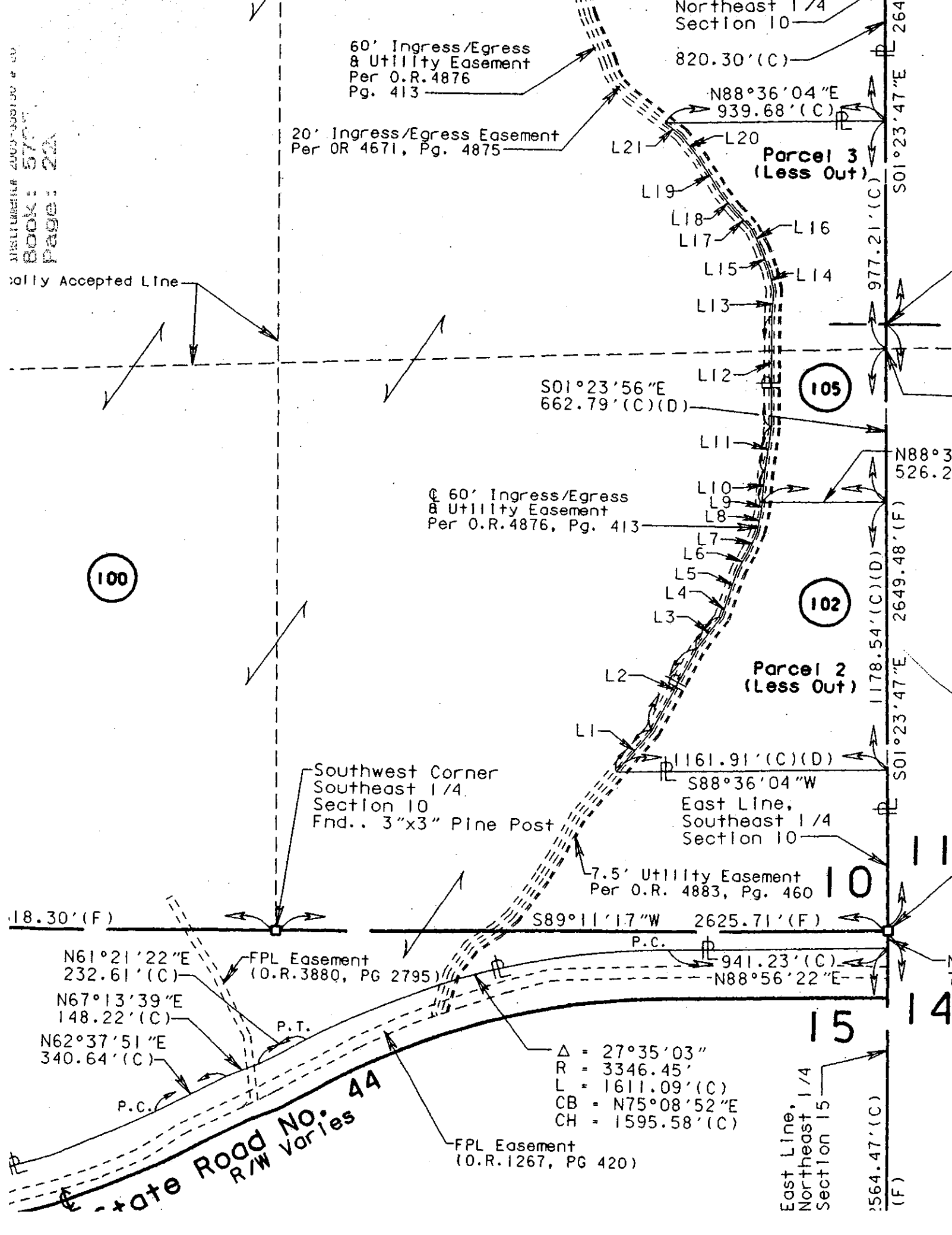
CONTAINING 21.366 ACRES, MORE OR LESS.

“EXHIBIT “H”

The Road Easement is depicted in the official right of way maps for FM Project No. 408464-1 as “60 foot Ingress/Egress and Utility Easement per O.R. 4876, page 413” and as augmented by a “7.5 foot utility Easement per O.R. 4883, page 460.” Partial photocopies (4) from sheets 2 and 3 of 3 of the described official right of way maps are attached, showing the road easement from S.R. 44 to its end.



INSTRUMENT# 2003-000150 & CV
 Book: 575
 Page: 22



60' Ingress/Egress
 & Utility Easement
 Per O.R. 4876
 Pg. 413

20' Ingress/Egress Easement
 Per OR 4671, Pg. 4875

Northeast 1/4
 Section 10

820.30'(C)

N88°36'04"E
 939.68'(C)

Parcel 3
 (Less Out)

L21
 L20
 L19
 L18
 L17
 L16
 L15
 L14
 L13

977.21'(C)

S01°23'47"E
 264

Locally Accepted Line

S01°23'56"E
 662.79'(C)(D)

105

60' Ingress/Egress
 & Utility Easement
 Per O.R. 4876, Pg. 413

N88°36'04"E
 526.2

L12
 L11
 L10
 L9
 L8
 L7
 L6
 L5
 L4
 L3

1178.54'(C)(D)
 2649.48'(F)
 S01°23'47"E

102

Parcel 2
 (Less Out)

L2
 L1

1161.91'(C)(D)

S88°36'04"W
 East Line,
 Southeast 1/4
 Section 10

Southwest Corner
 Southeast 1/4,
 Section 10
 Fnd.. 3"x3" Pine Post

7.5' Utility Easement
 Per O.R. 4883, Pg. 460

10

18.30'(F)

S89°11'17"W 2625.71'(F)

N61°21'22"E
 232.61'(C)
 FPL Easement
 (O.R. 3880, PG 2795)

N67°13'39"E
 148.22'(C)

N62°37'51"E
 340.64'(C)

P.T.

P.C.

Δ = 27°35'03"
 R = 3346.45'
 L = 1611.09'(C)
 CB = N75°08'52"E
 CH = 1595.58'(C)

State Road No. 44
 R/W Varies

FPL Easement
 (O.R. 1267, PG 420)

15

East Line,
 Northeast 1/4
 Section 15

564.47'(C)
 (F)

ORB 5040/Pg 1518
Executed & Recorded 3/25/03

Parcel 9 (Less Out)
S88°36'04"W
1406.20'(C)

N01°46'00"W 2645.80'(F)
Locally Accepted Line

Southeast Corner
Southwest 1/4
Section 3
Set 5/8" Iron Rod &
Cap Stamped LB 1221
by S.P.M.
C.C.R. No. 75251

Southeast Corner
Southeast 1/4
Section 3
Fnd. 4"x4" Concrete
Monument
Stamped LS 1834
C.C.R. No. 75250

Locally Accepted
East Line
Southeast 1/4
Section 3
N01°29'09"W
2647.05'(F)

N01°21'38"E 2758.35'(F)
300' FPL Easement
PG 1061

2564.06'(C)

S88°49'53"W 2620.75'(F)

150.15'(C)

N87°46'15"E 5179.75'(F)

2589.87'(F)

1519.94'(C)

N88°36'04"E

Locally accepted
South 1/4 Corner
Section 3
Calculated by Single
Proportional Measurement -
No point found or set

Locally Accepted
Line

60' Ingress/Egress
& Utility Easement
Per O.R. 4876, Pg. 413

Parcel 5 (Less Out)

S88°36'04"W
1396.48'(C)

Locally Accepted
East Line
Northeast 1/4
Section 10

60' Ingress/Egress
& Utility Easement
Per O.R. 4876

20' Ingress/Egress Easement
Per OR 4671, Pg. 4875

820.30'(C)

N88°36'04"E
939.68'(C)

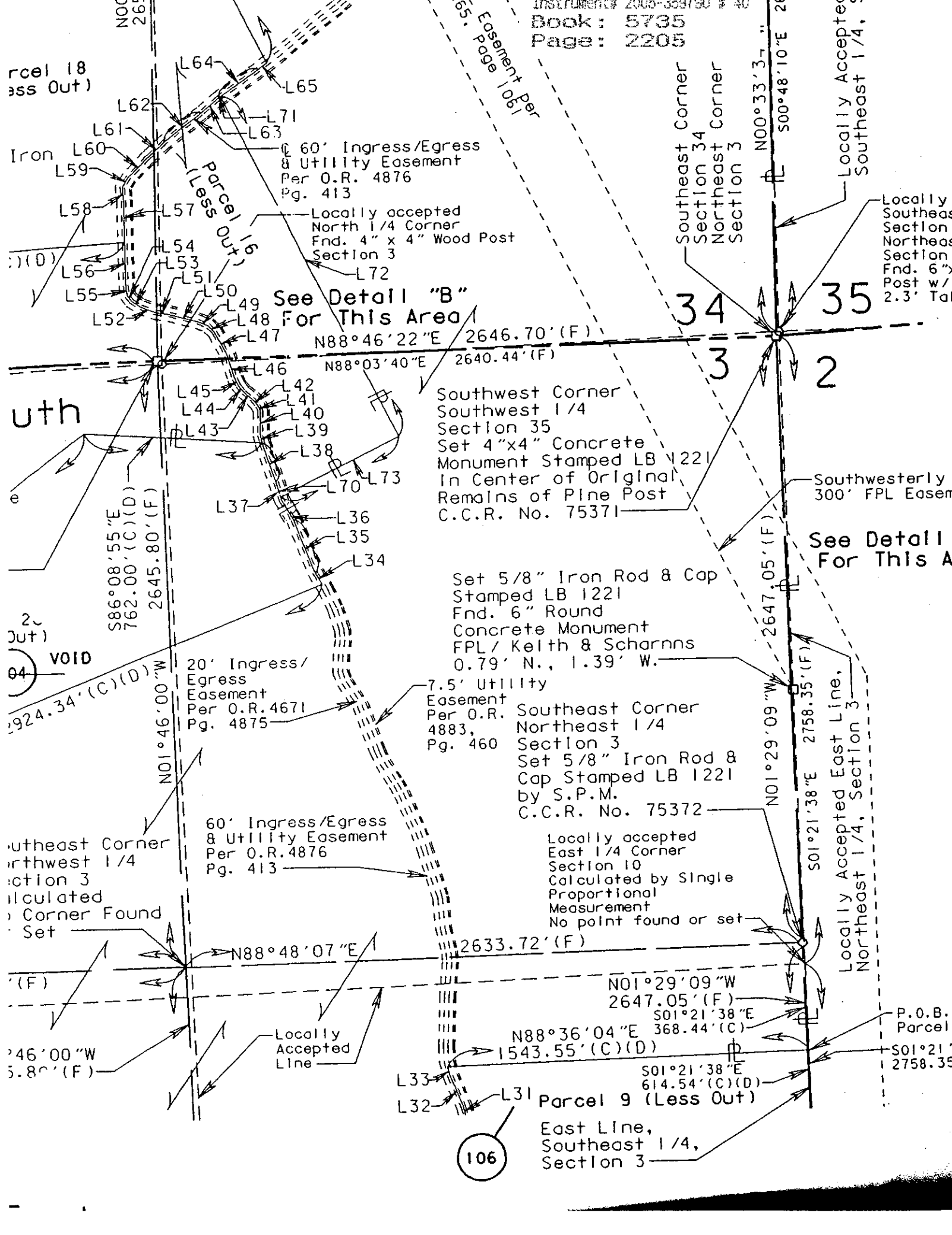
Parcel 3 (Less Out)

L19
L18
L17
L16
L15
L14
L13
L12

Locally Accepted Line

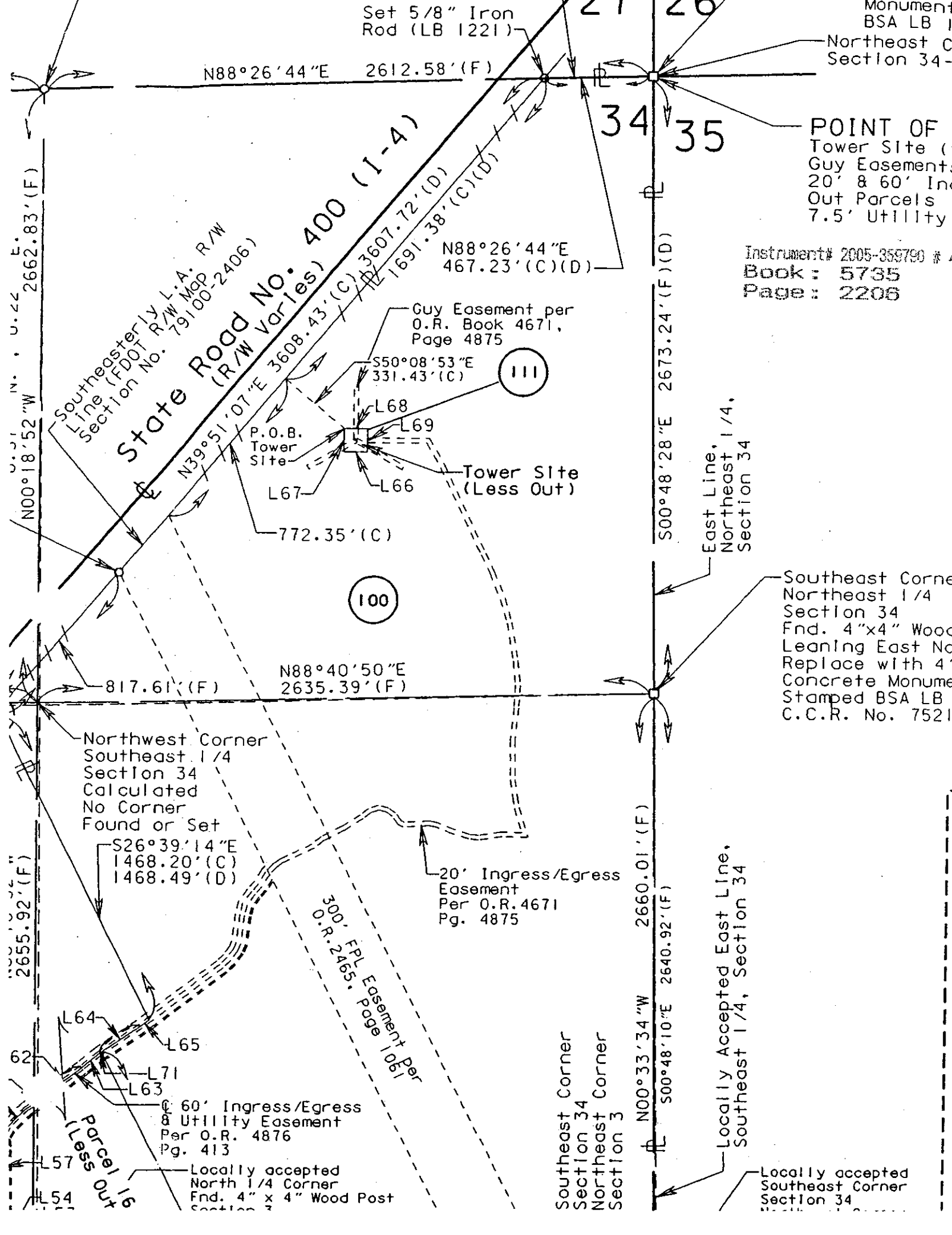
S01°23'47"E 2649.49'(F)

977.21'(C)



See Detail "B"
For This Area

See Detail
For This Area



Set 5/8" Iron Rod (LB 1221)

N88°26'44"E 2612.58'(F)

Monument BSA LB Northeast Section 34-

POINT OF Tower Site (Guy Easement) 20' & 60' In Out Parcels 7.5' Utility

Instrument# 2005-359790 # Book: 5735 Page: 2206

N00°18'52"W 2662.83'(F)

Southeasterly L.A. R/W Line (FDOT R/W Map Section No. 79100-2406)

State Road No. 400 (I-4)

N88°26'44"E 467.23'(C)(D)

Guy Easement per O.R. Book 4671, Page 4875

S50°08'53"E 331.43'(C)

P.O.B. Tower Site

Tower Site (Less Out)

East Line, Northeast 1/4, Section 34

Southeast Corner Northeast 1/4 Section 34 Fnd. 4"x4" Wood Leaning East No. Replace with 4" Concrete Monument Stamped BSA LB C.C.R. No. 7521

100

N88°40'50"E 2635.39'(F)

Northwest Corner Southeast 1/4 Section 34 Calculated No Corner Found or Set

S26°39'14"E 1468.20'(C) 1468.49'(D)

20' Ingress/Egress Easement Per O.R. 4671 Pg. 4875

300' FPL Easement Per O.R. 2465, Page 1061

60' Ingress/Egress & Utility Easement Per O.R. 4876 Pg. 413

Locally accepted North 1/4 Corner Fnd. 4" x 4" Wood Post

Southeast Corner Section 34 Northeast Corner Section 3

Locally Accepted East Line, Southeast 1/4, Section 34

Locally accepted Southeast Corner Section 34

N00°33'34"W 2660.01'(F) S00°48'10"E 2640.92'(F)

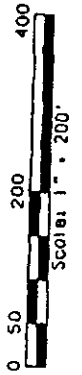
2655.92'(F)

L54 L57 (Less Parcel Out)

34 35

S00°48'28"E 2673.24'(F)(D)

INGRESS EGRESS EASEMENT
FOR PARCEL 103



103 Parcel 5
(Less Out)

P.O.C.
Southeast Corner
Southeast 1/4
Section 3
Fnd. 4"x4" Concrete
Monument
Stamped LS 1834
C.C.R. No. 75250

Locally accepted
Southeast Corner
Section 3
Northeast Corner
Section 10
Fnd. 6" Round Concrete
Monument (FPL/Kelth & Schnars)

South Line, Parcel 103
(Parcel 5) per FDOT R/W
Map Section 79110,
F.P. No. 408464 I

P.O.B.

7.5' Utility Easement
Per O.R. 4883, Pg. 460

S 88°36'04" W 885.23'(C)

S 18°14'49" W
14.24'(C)

S 01°39'31" E
124.59'(C)

S 05°44'08" E
101.13'(C)

S 01°41'51" E
104.62'(C)

S 02°50'34" E
185.97'(C)

S 04°02'30" E
145.08'(C)

S 05°41'49" E
107.30'(C)

S 02°40'32" E
104.66'(C)

East Line,
Northeast 1/4,
Section 10

100

60' Ingress/Egress
& Utility Easement
Per O.R. 4876
Pg. 413

12 Ingress/Egress
Easement

20' Ingress/Egress
Easement Per OR
4671, Pg. 4875

North Line, Parcel 105
(Parcel 3) per FDOT R/W
Map Section 79110,
F.P. No. 408464 I

Centerline of
60' Ingress/Egress
& Utility Easement
Per O.R. 4876
Pg. 413

Parcel 3
(Less Out)

105

W. L. J. SMITH, C.L.S. 4807

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

SKETCH TO ACCOMPANY DESCRIPTION

SHEET 1 OF 3

Legend

- | | | | |
|--------|------------------|--------|-----------------------|
| Bk. | Baseline | R | Radius |
| (C) | Book | Rge. | Range |
| S | Centerline | (A.T.) | Right |
| C.B. | Chord Bearing | R/W | Right of Way |
| C.L. | Chord Length | Pg. | Page |
| Cor. | Corner | (P) | Plot |
| (O) | Dead | P.B. | Pilot Book |
| D.B. | Dead Book | P.O.B. | Point of Beginning |
| Delto | Delta | P.O.C. | Point of Commencement |
| Easmt. | Easement | P.O.T. | Point of Termination |
| (L.) | Left | P.T. | Point of Tangency |
| L | Length | S | South |
| O.R. | Official Records | Sec. | Section |
| N | North | T.B. | Tangent Bearing |
| | | Twp. | Township |
| | | W | West |

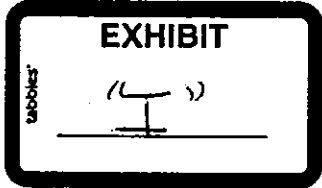
SKETCH OF DESCRIPTION ONLY, THIS IS NOT A SURVEY.

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY
BOWYER-SINGLETON & ASSOCIATES, INCORPORATED

ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL
320 SOUTH MADISON AVENUE, ORLANDO, FLORIDA 32801
407-842-9129 • FAX 407-849-8864
CERTIFICATE OF AUTHORIZATION NO. LB 1221

APPROVED BY _____ DATE _____

SECTION 79110	FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPPING	
DRAWN BY: S. WARD	STATE ROAD 400	VOLUSIA COUNTY
DATE: 10/21/03	FED. PROJ. ID. 408464 I	W.P. 1. NUMBER N/A
FOR DISTRICT SECRETARY		FILE NO. 2319412, 2319413, 2348414, 2319409, 2515105, 2315110, 2315111



PARCEL 103
INGRESS/EGRESS EASEMENT

SECTION 79110
F.P. NO. 408464 1

BOOK: 05
PAGE: 4-14

A 12.00 Wide Ingress/Egress Easement beginning at a point on the South line of Parcel 103 (Parcel 5) as shown on Florida Department of Transportation Right of Way Map, Section 79110, F.P. No. 408464 1, and terminating on the centerline of a 60.00 foot Ingress Egress and Utility Easement recorded in Official Records Book 4876 Page 413, Public records of Volusia County Florida, lying in the Northeast quarter of Section 10, Township 17 South, Range 31 East located in Volusia County, Florida; said easement lying 6.00 feet each side of the following described easement centerline:

Commence at a 4"x4" Concrete Monument located at the Northeast corner of Section 10, Township 17 South, Range 31 East; thence run South $01^{\circ}23'47''$ East, along the East line of the Northeast quarter, a distance of 953.81 feet to the Easterly extension of the South line of Parcel 103 (Parcel 5) as shown on Florida Department of Transportation Right of Way Map, Section 79110, F.P. No. 408464 1; thence departing said East section line, run South $88^{\circ}36'04''$ West, along said North line, a distance of 885.23 feet for a **POINT OF BEGINNING**; thence departing said South line, run South $18^{\circ}14'49''$ West, a distance of 14.24 feet; thence run South $01^{\circ}39'31''$ East, a distance of 124.59 feet; thence run South $05^{\circ}44'08''$ East, a distance of 101.13 feet; thence run South $01^{\circ}41'51''$ East, a distance of 104.62 feet; thence run South $02^{\circ}50'34''$ East, a distance of 185.97 feet; thence run South $04^{\circ}02'30''$ East, a distance of 145.08 feet; thence run South $05^{\circ}41'49''$ East, a distance of 107.30 feet; thence run South $02^{\circ}40'32''$ East, a distance of 104.66 feet to the centerline of a 60.00 foot Ingress Egress and Utility Easement recorded in Official Records Book 4876 Page 413, Public records of Volusia County Florida, to the **POINT OF TERMINUS**.

CERTIFICATION

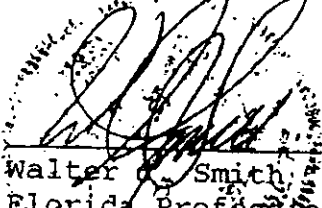
I hereby certify that, to the best of my knowledge and belief that this legal description is true, accurate, and was prepared under my direction.

I further certify that said legal land description is in compliance with the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

Exhibit "E" continued

BOOK: 5735
PAGE: 2209

Diane M. Matousek
Volusia County, Clerk of Court


Walter C. Smith
Florida Professional Land Surveyor No. 4807
Bryer, Singleton & Associates, Inc.
520 South Magnolia Avenue
Orlando, Florida 32801

NOT VALID UNLESS SIGNED AND SEALED

Instrument # 2005-359790 # 44
Book: 5735
Page: 2209

Exhibit "E" continued

A PORTION OF PARCEL 100
PERPETUAL DRAINAGE EASEMENT

SECTION 79110
F.P. NO. 408464-1

THAT PART OF:

"THE EAST 1/2 OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 31 EAST, LYING SOUTH AND EAST OF INTERSTATE HIGHWAY NO. 4"

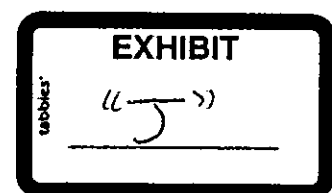
BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4997 PAGE 4041, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD & CAP STAMPED LB 1221 AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 17 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 88°48'09" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 2112.81 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 4 (STATE ROAD NO. 400 – RIGHT OF WAY VARIES) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 79110, F.P. NO. 408464 1; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 39°51'42" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.04 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 39°51'42" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 485.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, RUN SOUTH 50°08'18" EAST, A DISTANCE OF 500.00 FEET; THENCE NORTH 39°51'42" EAST, A DISTANCE OF 485.00 FEET; THENCE NORTH 50°08'18" WEST, A DISTANCE OF 500.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5.567 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION PREPARED UNDER THE DIRECTION OF:
JOHN F. CHENEY, P.L.S. NO. 4286
BOWYER-SINGLETON & ASSOCIATES, INC.
111 WEST RICH AVENUE
DELAND, FL 32720



A PORTION OF PARCEL 101
PERPETUAL DRAINAGE EASEMENT

SECTION 79110
F.P. NO. 408464-1

THAT PART OF:

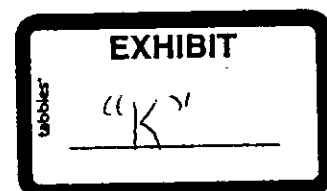
PARCEL 18 LYING IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, LYING SOUTH AND EAST OF INTERSTATE NO. 4 AND BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4671 PAGE 4875, AS RECORDED IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA,

BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT STAMPED LB 1221 AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 16 SOUTH, RANGE 31 EAST, VOLUSIA COUNTY, FLORIDA; THENCE NORTH 00°18'52" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 2655.92 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 88°40'50" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 144.08 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 4 (STATE ROAD NO. 400 – RIGHT OF WAY VARIES) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 79110, F.P. NO. 408464 1; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 39°51'07" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 59.79 FEET; THENCE SOUTH 50°08'53" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 39°51'07" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1033.03 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 39°51'07" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 525.00 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, RUN SOUTH 50°08'53" EAST, A DISTANCE OF 275.00 FEET; THENCE NORTH 39°51'07" EAST, A DISTANCE OF 525.00 FEET; THENCE NORTH 50°08'53" WEST, A DISTANCE OF 275.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3.314 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION PREPARED UNDER THE DIRECTION OF:
JOHN F. CHENEY, P.L.S. NO. 4286
BOWYER-SINGLETON & ASSOCIATES, INC.
111 WEST RICH AVENUE
DELAND, FL 32720



APPENDIX B

DEEDS FOR DISTRICT LANDS WITHIN THE PRESERVE

12/01/2000 10:34
JC stamps 3506.30
(Transfer Amt \$ 500981)
Instrument # 2000-220282
Book: 4619
Page: 3314

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
Dykes C. Everett, Esquire
Winderweedle, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, FL 32790-0880

WARRANTY DEED

THIS WARRANTY DEED made and executed as of the 28th day of November A.D. 2000 by **FOURTH VOLUSIA COUNTY LAND ASSOCIATES, L.P., formerly known as FOURTH VOLUSIA COUNTY LAND ASSOCIATION, LTD., a Georgia limited partnership**, whose mailing address is 3232 Cobb Parkway, Suite 315, Atlanta, Georgia 30339 ("Grantor") to **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373 of the Florida Statutes, whose address is Post Office Box 1429, Palatka, Florida 32178-1429 ("Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Volusia County, Florida, viz:

See Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter "Property").

Subject To restrictions and easements of record, if any, but this reference shall not act to reimpose same.

Subject To taxes for the year 2000 and subsequent years.

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

FOURTH VOLUSIA COUNTY LAND ASSOCIATES, L.P., f/k/a FOURTH VOLUSIA COUNTY LAND ASSOCIATION, LTD. a Georgia limited partnership

BY: VANGUARD PROPERTIES, INC., a Georgia corporation, as its general partner

Stephen E. Farley
Name: STEPHEN E. FARLEY

By: [Signature]
W. HARRISON MERRILL
President

[Signature]
Name: Kathleen J. Joplin

Address: 1250 Beechwood Hills Court
Atlanta, Georgia 30339

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 20th day of November, 2000 by W. HARRISON MERRILL, the President of VANGUARD PROPERTIES, INC., a Georgia corporation, the general partner of FOURTH VOLUSIA COUNTY LAND ASSOCIATES, L.P., f/k/a FOURTH VOLUSIA COUNTY LAND ASSOCIATION, LTD., a Georgia limited partnership, on behalf of the limited partnership, who is personally known to me ~~or who has produced~~ _____ as identification.



[Signature]
Notary Public
My Commission Expires:



EXHIBIT "A"

A parcel of land in SECTIONS 2, 11 and 14, TOWNSHIP 17 SOUTH, RANGE 31 EAST, Volusia County, Florida described as follows:

Begin at the Southeast corner of said Section 2; thence S 0°21'30" East along the East line of Section 11 to the Southeast corner thereof; thence S 0°34'40" East, 685.6 feet along the East line of Section 14 to the North right-of-way line of State Road 44 (66 foot r/w); thence along said North right-of-way line N 84°07'30" West 1587.7 feet to the P.C. of a curve to the right, said curve having a tangent of 103.13 feet and a radius of 1168.06 feet; thence along said curve 205.73 feet to the P.T. of said curve; thence N 74°02' West 827.2 feet to the P.C. of a curve to the left, said curve having a radius of 1525.62 feet and a tangent of 218.14 feet; thence along said curve 433.36 feet to the P.T. of said curve; thence S 89°41'30" West, 14.39 feet; thence N 0°14'10" West 5896.5 feet; thence S 89°24'50" East 3000 feet to the East line of Section 2; thence S 0°26'50" East, 369 feet to the POINT OF BEGINNING.

12/01/2000 15:54
JC stamps 0.70
(Transfer Amt \$ 1)
Instrument # 2000-220283
Book: 4619
Page: 3317

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
Dykes C. Everett, Esquire
Winderweedle, Haines, Ward
& Woodman, P.A.
Post Office Box 880
Winter Park, FL 32790-0880

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made and executed as of the 28th day of November, 2000, by **FOURTH VOLUSIA COUNTY LAND ASSOCIATES, L.P.**, formerly known as **FOURTH VOLUSIA COUNTY LAND ASSOCIATION, LTD.**, a Georgia limited partnership, whose mailing address is 3232 Cobb Parkway, Suite 315, Atlanta, Georgia 30339 ("Grantor"), to **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373 of the Florida Statutes, whose address is Post Office Box 1429, Palatka, Florida 32178-1429 ("Grantee");

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Volusia, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY
REFERENCE MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

FOURTH VOLUSIA COUNTY LAND
ASSOCIATES, L.P., f/k/a FOURTH
VOLUSIA COUNTY LAND ASSOCIATION, LTD.
a Georgia limited partnership

BY: VANGUARD PROPERTIES, INC.,
a Georgia corporation, as its
general partner

Stephen E. Farley
Name: STEPHEN E. FARLEY

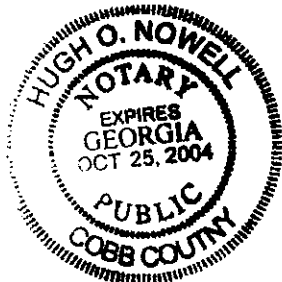
[Signature]
By: W. HARRISON MERRILL
President

Kathy J. Japlin
Name: Kathy J. Japlin

Address: 1250 Beechwood Hills Court
Atlanta, Georgia 30339

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was sworn to, subscribed, and acknowledged before me
this 28th day of November, 2000 by W. HARRISON MERRILL, the
President of VANGUARD PROPERTIES, INC., a Georgia corporation, the general partner
of FOURTH VOLUSIA COUNTY LAND ASSOCIATES, L.P., f/k/a FOURTH VOLUSIA
COUNTY LAND ASSOCIATION, LTD., a Georgia limited partnership, on behalf of the
limited partnership, who is personally known to me or who has produced _____
_____ as identification.



[Signature]
Notary Public
My Commission Expires:

EXHIBIT "A"

A parcel of land in SECTIONS 2, 11 and 14, TOWNSHIP 17 SOUTH, RANGE 31 EAST, Volusia County, Florida described as follows:

Beginning at the Northeast corner of Section 11, Township 17 South, Range 31 East, Volusia County, Florida; thence South $01^{\circ}03'14''$ West along the East line of the Northeast $1/4$ of said Section 11, 2644.95 feet to the East $1/4$ corner of said Section 11; thence South $01^{\circ}45'14''$ East along the East line of the Southeast $1/4$ of said Section 11, 2655.74 feet to the Southeast corner of said Section 11, also being the Northeast corner of Section 14, Township 17 South, Range 31 East, Volusia County, Florida; thence South $00^{\circ}33'53''$ East along the East line of the Northeast $1/4$ of said Section 14, 586.64 feet to a point on the North right of way line of State Road 44 as shown on the Florida Department of Transportation Right of way Control Survey Section No. 79070-1546; thence along said North right of way line run the following nine courses: North $86^{\circ}40'54''$ West, 269.55 feet; thence North $85^{\circ}14'36''$ West, 1000.01 feet; thence North $86^{\circ}16'48''$ West, 200.04 feet; thence North $87^{\circ}15'07''$ West, 200.33 feet; thence North $77^{\circ}19'47''$ West, 96.85 feet; thence North $73^{\circ}09'34''$ West, 494.08 feet; thence North $78^{\circ}28'17''$ West, 476.86 feet; thence North $78^{\circ}28'17''$ West, 127.91 feet; thence North $86^{\circ}06'49''$ West, 192.79 feet; thence leaving said right of way line North $00^{\circ}13'43''$ West 5866.25 feet; thence South $89^{\circ}24'23''$ East, 3000.00 feet to a point on the East line of the Southeast $1/4$ of Section 2, Township 17 South, Range 31 East, Volusia County, Florida; thence South $00^{\circ}26'30''$ East along said East line, 368.95 feet to the POINT OF BEGINNING.

REC 10.00
Doc 4339.50
Paul Smith
2001-034

03/30/2005 01:50 PM
Doc stamps 4339.30
(Transfer Amt \$ 619892)
Instrument# 2005-078153 # 1
Book: 5519
Page: 3554
Diane M. Matousek
Volusia County, Clerk of Court

This instrument prepared by
and RETURN TO:
Robert R. Foster
Attorney at Law
P.O. Box 41
DeLand, Florida 32721-0041

Parcel Identification No. :
6135-00-00-0010
7102-00-00-0010

WARRANTY DEED

This Indenture, made this 26th day of August, 2004, between PAUL SMITH and JOYCE SMITH, husband and wife, of the County of Volusia, in the State of Florida, parties of the first part, and ST. JOHNS RIVER WATER MANAGEMENT DISTRICT of the County of Volusia, in the State of Florida, whose post office address is P.O. Box 1429, Palatka, Florida 32178-1429, party of the second part.

(Whenever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns or corporations, wherever the contract so admits or requires.)

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said party of the second part, its heirs and assigns forever, the following described land, situate, lying and being in the County of Volusia, State of Florida, to-wit:

- Parcel 1: All of Section 35, Township 16 South, Range 31 East, LESS the West 2625.14 feet of the South 1350 feet, Volusia County, Florida. Together with:
- Parcel 2: The East 1/2 of Section 2, Township 17 South, Range 31 East, LESS AND EXCEPT the South 369 feet, Volusia County, Florida

Grantors further warrant that the land herein conveyed is not their homestead property nor does it lie adjacent or contiguous to their homestead property.

SUBJECT TO taxes for the year 2004 and all subsequent years.

SUBJECT TO all easements, restrictions and reservations of record.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

Judson I Woods
Witness Signature
Judson I Woods, Jr
Printed Name

Paul Smith
PAUL SMITH

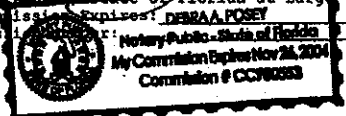
Debra A. Posey
Witness Signature
Debra A. Posey
Printed Name

Joyce Smith
JOYCE SMITH

STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared PAUL SMITH and JOYCE SMITH, husband and wife, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same. () Said persons are personally known to me. () Said persons provided the following type of identification:

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of August, 2004.

Print Name: _____
Notary Public - State of Florida at Large
My Commission Expires: DEBRA A. POSEY
Commission # CC780383


Rec 10.00
Doc. .70

03/30/2005 01:50 PM
Doc stamps .70
(Transfer Amt \$ 10)
Instrument# 2005-078154 # 1
Book: 5519
Page: 3555
Diane M. Matousek
Volusia County, Clerk of Court

This instrument prepared by
and RETURN TO:
Robert R. Foster
Attorney at Law
P.O. Box 41
DeLand, Florida 32721-0041
Parcel Identification No.:
6135-00-00-0010
7102-00-00-0010

WARRANTY DEED

This Indenture, made this 29th day of January, 2004, between
MURRAY BRYAN BAXTER of the County of Columbia, in the State of Georgia, party of the first
part, and ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ~~of the County of Columbia, in the State of Georgia~~
~~of the County of Columbia, in the State of Georgia~~ whose post office address is P.O. Box 1429, Palatka, Florida 32178-1429, party
of the second part.

(Whenever used herein the terms "first party" and "second party" include all the parties to this instrument and
the heirs, legal representatives, and assigns of individuals, and the successors and assigns or corporations,
wherever the contract so admits or requires.)

WITNESSETH, That the said party of the first part, for and in consideration of the
sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, to him in hand
paid by the said party of the second part, the receipt whereof is hereby acknowledged, has
granted, bargained, and sold to the said party of the second part, its heirs and assigns
forever, the following described land, situate, lying and being in the County of Volusia,
State of Florida, to-wit:

- Parcel 1: All of Section 35, Township 16 South, Range 31 East, less the West 2625.14 feet of the South 1350 feet, Volusia County, Florida. Together with:
- Parcel 2: The East 1/2 of Section 2, Township 17 South, Range 31 East, less and except the South 369 feet, Volusia County, Florida.

Grantor further warrants that the land herein conveyed is not his homestead property nor does it lie adjacent or contiguous to his homestead property.

SUBJECT TO taxes for the year 2004 and all subsequent years.

SUBJECT TO all easements, restrictions and reservations of record.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Michael L. Wansted
Witness Signature

Murray Bryan Baxter
MURRAY BRYAN BAXTER

Michael L. Wansted
Printed Name

Eulalvia S. Thomas
Witness Signature

Eulalvia S. Thomas
Printed Name

STATE OF South Carolina
COUNTY OF Albermarle

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MURRAY BRYAN BAXTER known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same. (X) Said person is personally known to me. () Said person provided the following type of identification:

WITNESS my hand and official seal in the County and State hereinaforesaid this 29th day of January, 2004.

Adrian B. Smith
Print Name: Adrian B. Smith
Notary Public, State of South Carolina
My Commission Expires 12/28/2011
Commission Number: WA

Rec 10.00 / 70

03/30/2005 01:50 PM
Doc stamps .70
(Transfer Amt \$ 10)
Instrument# 2005-078155 # 1
Book: 5519
Page: 3556
Diane M. Matousek
Volusia County, Clerk of Court

This instrument prepared by
and RETURN TO:
Robert R. Foster
Attorney at Law
P.O. Box 41
DeLand, Florida 32721-0041

Parcel Identification No.:
6135-00-00-0010
7102-00-00-0010

WARRANTY DEED

This Indenture, made this 15th day of January, 2004, between RETA LEVICK of the County of Pinellas, in the State of Florida, party of the first part, and ~~ST. JOHNS RIVER WATER MANAGEMENT DISTRICT~~ ~~XXXXXX COUNTY XXXX XXXX XXXX XXXX XXXX~~ ~~XXXXXX~~, whose post office address is P.O. Box 1429, Palatka, Florida 32178-1429, party of the second part.

(Whenever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns or corporations, wherever the contract so admits or requires.)

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, to her in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs and assigns forever, the following described land, situate, lying and being in the County of Volusia, State of Florida, to-wit:

- Parcel 1: All of Section 35, Township 16 South, Range 31 East, less the West 2625.14 feet of the South 1350 feet, Volusia County, Florida. Together with:
- Parcel 2: The East 1/2 of Section 2, Township 17 South, Range 31 East, less and except the South 369 feet, Volusia County, Florida.

Grantor further warrants that the land herein conveyed is not her homestead property nor does it lie adjacent or contiguous to her homestead property.

SUBJECT TO taxes for the year 2004 and all subsequent years.

SUBJECT TO all easements, restrictions and reservations of record.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Jennifer Geunden
Witness Signature
Jennifer Geunden
Printed Name

Williamena D. Witcher
Witness Signature
Williamena D. Witcher
Printed Name

Reta Levick
RETA LEVICK

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RETA LEVICK known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same. () Said person is personally known to me. () Said person provided the following type of identification: FL Drivers License

Liggett
WITNESS my hand and official seal in the County and State last aforesaid this 15th day of January, 2004.

Sally Madden
Print Name: Sally Madden
Notary Public, State of Florida at Large
My Commission Expires: _____
Commission Number: _____



Sally Madden
MY COMMISSION # CC957753 EXPIRES
September 1, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

Kec 10.00
170

03/30/2005 01:50 PM
Doc stamps .70
(Transfer Amt \$ 10)
Instrument# 2005-078156 # 1
Book: 5519
Page: 3557
Diane M. Matousek
Volusia County, Clerk of Court

This instrument prepared by
and RETURN TO:
Robert R. Foster
Attorney at Law
P.O. Box 41
DeLand, Florida 32721-0041

Parcel Identification No.:
6135-00-00-0010
7102-00-00-0010

WARRANTY DEED

This Indenture, made this 13th day of January, 2004, between
GUILDA CONSTANCE KERSEY of the County of Cobb, in the State of Georgia, party of the first
part, and ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ~~of the County of Volusia, State of Florida~~
~~of Florida~~, whose post office address is P.O. Box 1429, Palatka, Florida 32178-1429, party
of the second part.

(Whenever used herein the terms "first party" and "second party" include all the parties to this instrument and
the heirs, legal representatives, and assigns of individuals, and the successors and assigns or corporations,
wherever the contract so admits or requires.)

WITNESSETH, That the said party of the first part, for and in consideration of the
sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, to her in hand
paid by the said party of the second part, the receipt whereof is hereby acknowledged, has
granted, bargained, and sold to the said party of the second part, its heirs and assigns
forever, the following described land, situate, lying and being in the County of Volusia,
State of Florida, to-wit:

Parcel 1: All of Section 35, Township 16 South, Range 31 East, less the West 2625.14
feet of the South 1350 feet, Volusia County, Florida. Together with:

Parcel 2: The East 1/2 of Section 2, Township 17 South, Range 31 East, less and
except the South 369 feet, Volusia County, Florida.

Grantor further warrants that the land herein conveyed is not her homestead property nor
does it lie adjacent or contiguous to her homestead property.

SUBJECT TO taxes for the year 2004 and all subsequent years.

SUBJECT TO all easements, restrictions and reservations of record.

And the said party of the first part does hereby fully warrant the title to said
land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set her hand and
seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Susan Woodskey
Witness Signature

Susan Woodskey
Printed Name

Guilda Constance Kersey
GUILDA CONSTANCE KERSEY

J. Scott Grogan
Witness Signature

J. Scott Grogan
Printed Name

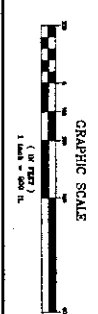
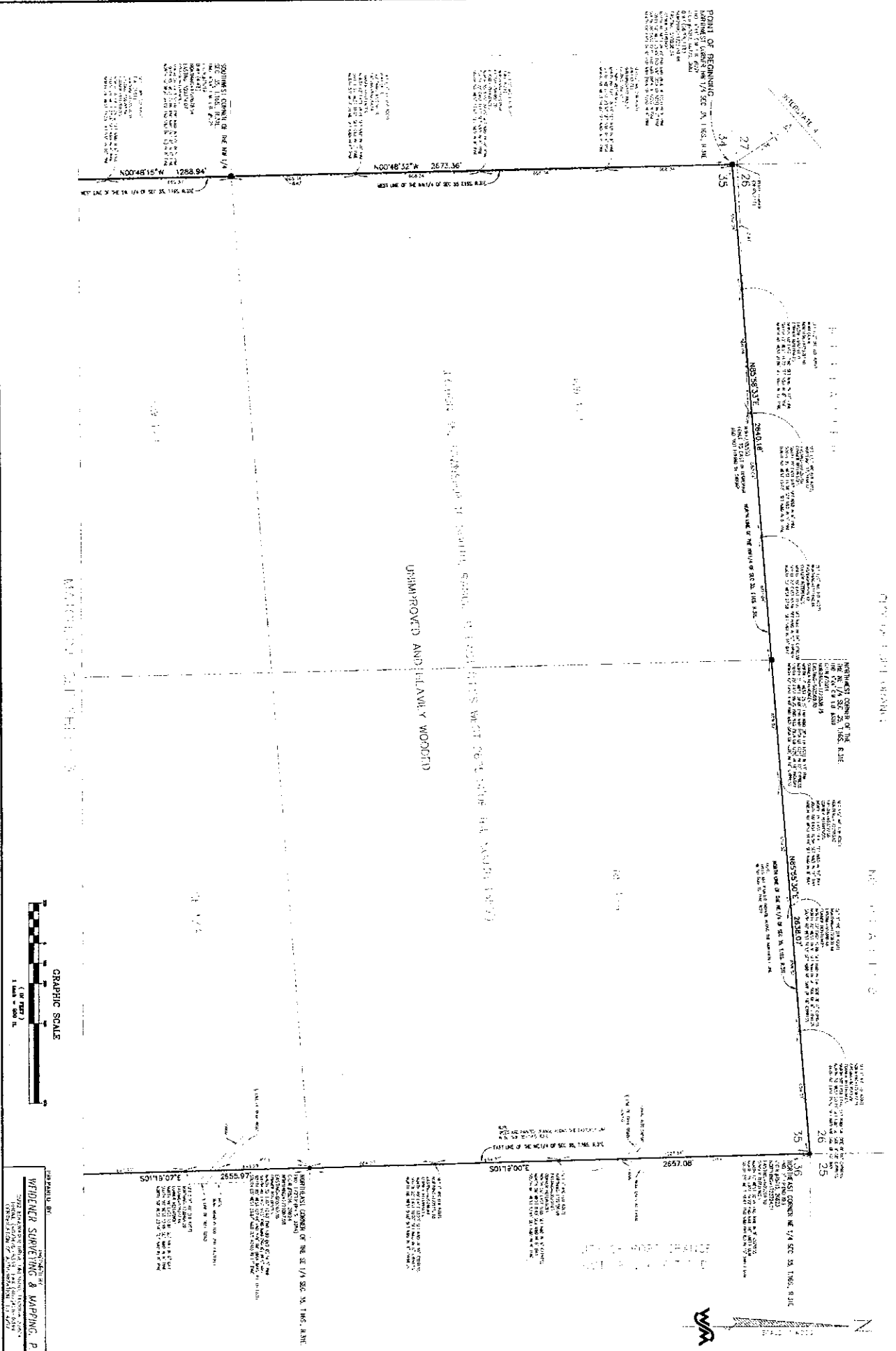
STATE OF GEORGIA
COUNTY OF ~~COBB~~ Cherokee

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to
administer oaths and take acknowledgments, personally appeared GUILDA CONSTANCE KERSEY
known to me to be the person described in and who executed the foregoing instrument, who
acknowledged before me that she executed the same. () Said person is personally known to
me. (X) Said person provided the following type of identification: GADL
265290823

WITNESS my hand and official seal in the County and State last aforesaid this
13th day of January, 2004.



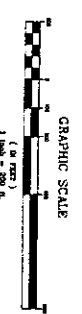
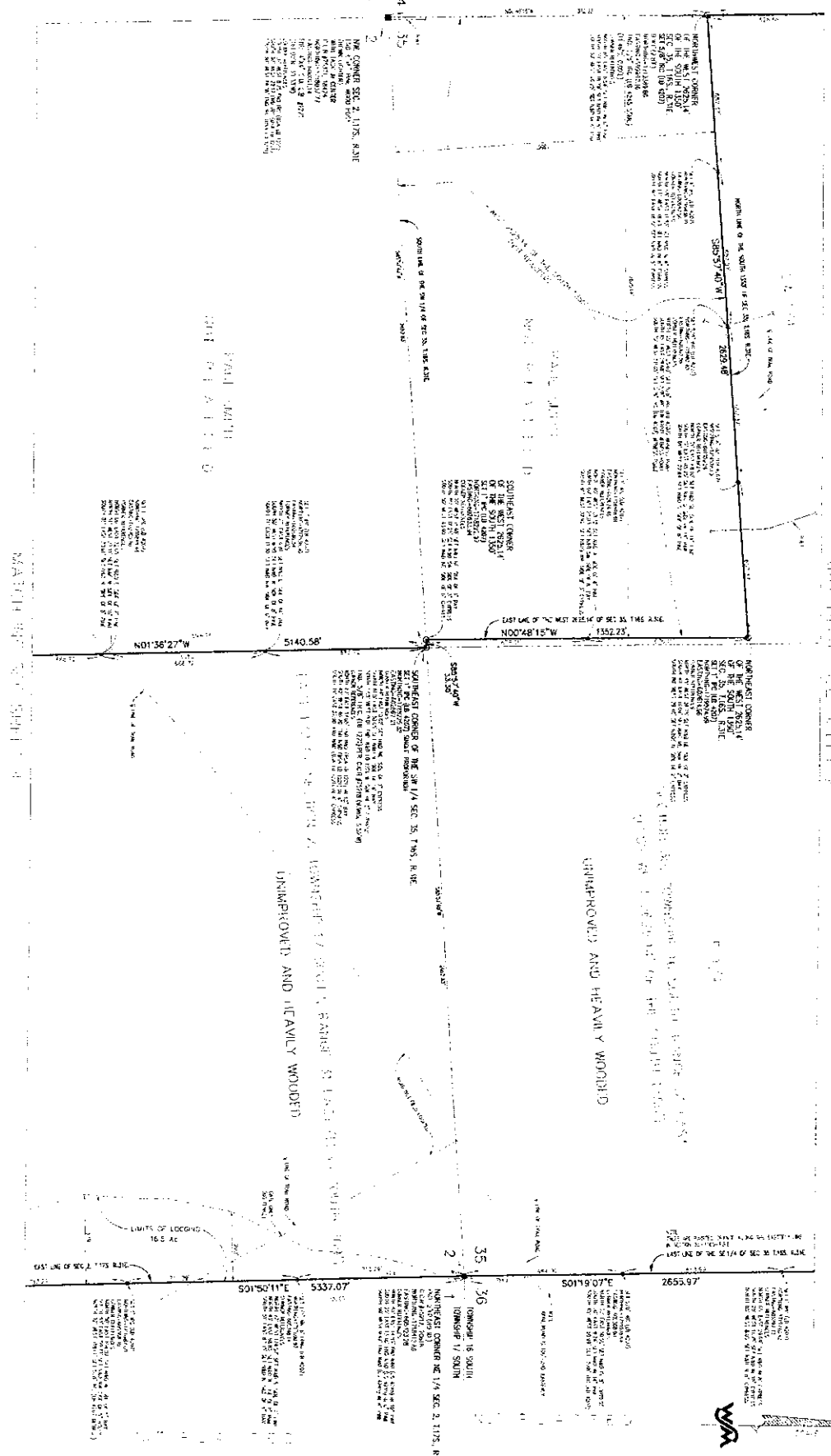
Heather S. Gault
Print Name: Heather S. Gault
Notary Public, State of Georgia
My Commission Expires: 10-31-05
Commission Number: _____



WINDNER SURVEYING & MAPPING, P.A.
 1000 W. UNIVERSITY BLVD., SUITE 100
 GAITHERSBURG, MD 20878
 (301) 251-1100

PROJECT: LA 2001W-34	DATE: 5-27-2003	REVISIONS:	DATE:
SHEET NO: 2	FILE NO: 2001W-34	BY: JLM	DATE: 5-27-2003
PROJECT TITLE: LAND ACQUISITION BOUNDARY SURVEY	PHOTO DATA: N/A	CHECKED BY: W.C.M.	DATE: 5-27-2003
DESCRIPTION: PAUL SMITH PROPERTY LOCATED IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 31 EAST, SECTION 2, TOWNSHIP 17 SOUTH, RANGE 31 EAST, VOLUSHA COUNTY, FLORIDA	DWG NAME: 2001W-34.DWG		

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 1400 S. STATE ST. 1420
 PALATKA, FLORIDA 32978-1429
 (888) 327-4290



PREPARED BY:
 SURVEYED BY:
WELBURN SURVEYING & MAPPING, P.A.
 2202 FIVE STAR BLVD. SUITE 100, JACKSONVILLE, FLORIDA 32211
 PHONE: 904.731.1111 FAX: 904.731.1112
 WWW.WELBURN.COM

LA 2001W-34

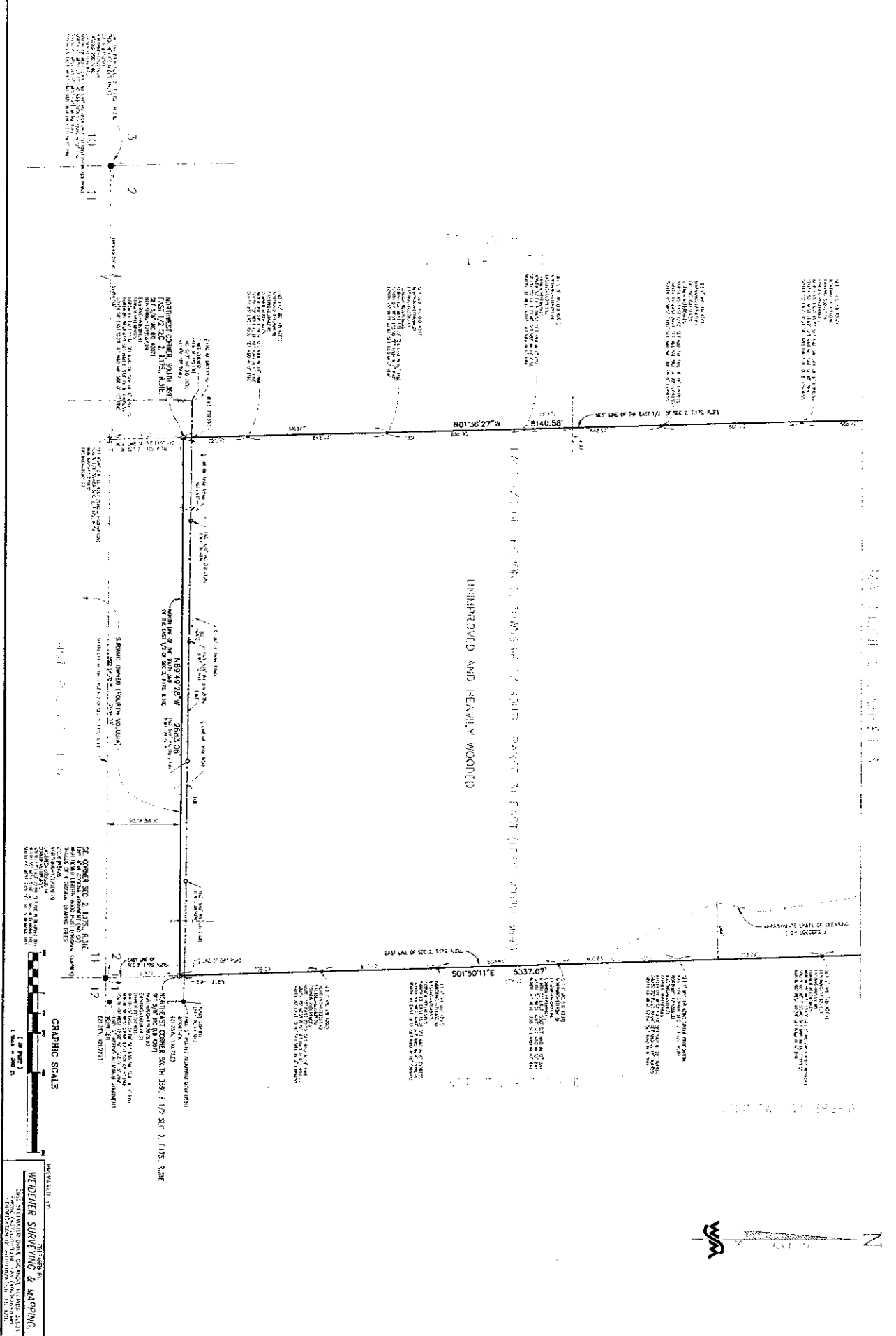
PROJECT TITLE: LANE ACQUISITION BOUNDARY SURVEY
 PAUL SMITH PROPERTY LOCATED IN
 SECTION 35 TOWNSHIP 12 SOUTH, RANGE 31 EAST
 COUNTY 10 FLORIDA

COUNTY: VOLusia	TRAC BOOK: 1-20-2004	REVISIONS:	DATE:
FILE: BOOK 887	PHOTO DATE: N/A		
DATE: 04/15/04	DRAWN BY: JH		
BY: NAME: 2277H GPC	CHECKED BY: T. J. W.		

ST JOHN'S RIVER WATER MANAGEMENT DISTRICT

POST OFFICE BOX 1429
 PALMATA, FLORIDA 32176-1429
 (904) 328-4500

SHEET NO: 3
 OF 4



SHEET NO. 4	PROJECT TITLE: LAND ACQUISITION BOUNDARY SURVEY	COUNTY: VOLUSIA	DWG DATE: 6/20/2004	PLANS/ISS	DATE	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WATER MANAGEMENT DISTRICT PALATKA, FLORIDA 32751-1424 POST OFFICE BOX 1424 13861 329-4599
	PAUL SMITH PROPERTY LOCATED IN SECTION 05, TOWNSHIP 16 SOUTH, RANGE 11 EAST	SECTION 2, TOWNSHIP 16 SOUTH, RANGE 11 EAST	FIELD BOOK: 242	PROJECT DATE: N/A		
	SECTION 2, TOWNSHIP 16 SOUTH, RANGE 11 EAST	SECTION 2, TOWNSHIP 16 SOUTH, RANGE 11 EAST	DRAWN BY: JAL	CHECKED BY: WLP	DATE	
	VOLUSIA COUNTY, FLORIDA	VOLUSIA COUNTY, FLORIDA	DWG NAME: BOUNDARY	BY: JAL	DATE	

LA 2001W-34
 PREPARED BY: WINDLER SURVEYING & MAPPING, P.A.
 2505 TOWNSEND DRIVE, PALATKA, FLORIDA 32751
 321-329-4599
 13861 329-4599

APPENDIX C

COOPERATIVE MANAGEMENT AGREEMENT BETWEEN THE ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT AND THE COUNTY OF VOLUSIA.