



DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY PLANNING
BUREAU OF LOCAL PLANNING
2555 Shumard Oak Blvd. - The Sadowski Building
Tallahassee, Florida 32399

RPM-BSP-ADA-1

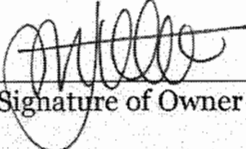
DEVELOPMENT OF REGIONAL IMPACT
APPLICATION FOR DEVELOPMENT APPROVAL
UNDER SECTION 380.06, FLORIDA STATUTES

PART I. APPLICATION INFORMATION

QUESTION 1 - STATEMENT OF INTENT

1. **I, Jonathan D. Wardle, the undersigned owner/authorized agent of Elkton 2500, LLC and 207 Partners, LLC, hereby propose to undertake a Development of Regional Impact as defined in Section 380.06, Florida Statutes (F.S.), and Chapter 28-24, Florida Administrative Code (F.A.C.). In support thereof I submit the following information concerning the ELKTON DRI, which information is true and correct to the best of my knowledge.**

August 1, 2006
Date


Signature of Owner or Authorized Agent

QUESTIONS 2,3 - APPLICANT INFORMATION

- 2. Owner/Developer (name, address, phone). State whether or not the owner or developer is authorized to do business in the State of Florida pursuant to the provisions of Chapter 407, F.S.**

Elkton 2500, LLC
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216
Phone: 904.642.1344
Fax: 904.642.7115
Attn: Mr. Jonathan D. Wardle

207 Partners, LLC
9310 Old Kings Road South, Suite 801
Jacksonville, Florida 32257
Phone 904.730.0400
Attn: Mr. David E. Lee

- 3. Authorized Agent and Consultants (name, address, phone).**

Authorized Agent

Elkton 2500, LLC
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216
Phone: 904.642.1344
Fax: 904.642.7115

- Mr. Jonathan D. Wardle jonw@woodsidegroupinc.com

Land Planning / Transportation Planning / Landscape Architecture

Prosser Hallock, Inc.
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224-0229
Phone: 904.739.3655
Fax: 904.730.3413

- Donald Fullerton, RLA dfullerton@prosserhallock.com
- Bernard O'Connor, P.E. boconnor@prosserhallock.com
- Chad Grimm, RLA cgrimm@prosserhallock.com
- William Cranford, P.E. bcranford@prosserhallock.com
- Jennifer Hewett-Apperson jhewettapperson@prosserhallock.com
- Frederick Jones, AICP fjones@prosserhallock.com

- Ryan Stilwell, EI rstilwell@prosserhallock.com

Survey

Clary and Associates, Inc.
3830 Crown Point Road, Suite A
Jacksonville, FL 32257
Phone: 904.260.2703
Fax: 904.708.2668

- Mr. Greg Clary gclary@claryassoc.com

Natural Resource Management and Planning / Environmental Permitting

Environmental Resource Solutions, Inc.
1597 The Greens Way, Suite 200
Jacksonville Beach, Florida 32250
Phone: 904.285.1397
Fax: 904.285.1929

- Ms. Nancy Zyski, C.E.P. nancy.zyski@ersenvironmental.com
- Jason Milton jason.milton@ersenvironmental.com

Economics and Housing Analysis / Market Advisor

Fishkind and Associates, Inc.
12051 Corporate Boulevard
Orlando, Florida 32817
Phone: 407.382.3256
Fax: 407.382.3254

- Kevin Plenzler kevinp@fishkind.com

Forester / Land Management Planning

Jowett & Wood, Inc.
P.O. Box 6339
Fernandina Beach, FL 32035
Phone: (904) 277-2467
Fax: (904) 277-4168

- Leonard Wood jandwforesters@bellsouth.net

Historical and Archaeological Assessment

Southeastern Archaeological Research, Inc.
315 NW 138th Terrace
Jonesville, Florida 32669
Phone: 352.333.0049
Fax: 352.333.0069

- Anne Stokes, Ph.D. anne@searchinc.com
- Bruce Nodine bruce@searchinc.com

Legal Counsel

Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32216
904.346.5587
904.396.0663 (fax)

- Ms. Susan C. McDonald, Esquire smcdonald@rtlaw.com
- Ms. Anna Shea ashea@rtlaw.com

QUESTIONS 4-7 - DEVELOPMENT INFORMATION

4. **Attach a notarized authorization from all persons or corporations (or authorized agents of said persons or corporations) having fee simple or lessor estate in the site indicating that each of these parties is aware of, and concurs with, the development of this property as described in this Application for Development Approval. Include the names and addresses of all parties with an interest in the property. In addition, include descriptions of any other properties within one-half mile radius of the DRI site in which any of the parties with an interest in the DRI site hold a fee simple or lessor interest.**

The required notarized authorization forms are included on the following page. The parties with an interest in the Elkton DRI site is Elkton 2500, LLC and 207 Partners, LLC. Their address and contact information is listed above in the "Applicant Information" section.

LAND OWNER CONSENT AND AGREEMENT

To Whom It May Concern:

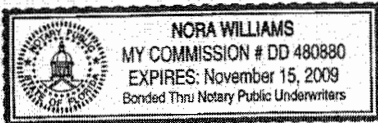
I, Jonathan D. Wardle, representing Elkton 2500, LLC, the owner of record of (who has an interest in) real property located in St. Johns County, Florida, more particularly described in Question 5. This letter is an authorization for Elkton 2500, LLC and its authorized agents as it may designate from time to time to submit a land use approval application covering the real property described in Question 5 hereto for the purpose of obtaining certain land use approvals. Such applications may include, but are not limited to, Application for Development Approval as a Development of Regional Impact (DRI) pursuant to Chapter 380.06, Florida Statutes (F.S.), or comprehensive plan amendment pursuant to Chapter 163, F.S., rezoning approval and for any other related land use approvals. Notwithstanding the authorization to Elkton 2500, LLC set forth herein, or its agents, the undersigned reserves in its sole and exclusive discretion the right to rescind or revoke any such Application for Development Approval, comprehensive plan amendment, rezoning approval or other related land use approval at any time subsequent to the date hereof and prior to the date of such land use approvals. Elkton 2500, LLC further agrees that it will include a specific requirement, as part of any transfer of all or any part of its interest in the real property described in Question 5, that such transfer is explicitly subject to the terms of this Consent and Agreement.

By Jonathan D. Wardle
Elkton 2500, LLCState of Florida
County of Duval

The foregoing instrument was acknowledged before me this 1st day of August, 2006 by Jonathan D. Wardle. He is personally known to me and ~~did~~ not take an oath.


Notary PublicNora Williams

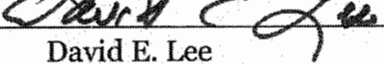
Name of Notary Typed/Printed/Stamped

My Commission Number: DD 480880My Commission Expires: NOV. 15, 2009

LAND OWNER CONSENT AND AGREEMENT

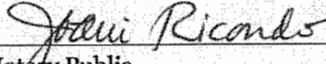
To Whom It May Concern:

I, David E. Lee, representing 207 Partners, LLC, the owner of record of (who has an interest in) real property located in St. Johns County, Florida, more particularly described in Question 5. This letter is an authorization for 207 Partners, LLC and its authorized agents as it may designate from time to time to submit a land use approval application covering the real property described in Question 5 hereto for the purpose of obtaining certain land use approvals. Such applications may include, but are not limited to, Application for Development Approval as a Development of Regional Impact (DRI) pursuant to Chapter 380.06, Florida Statutes (F.S.), or comprehensive plan amendment pursuant to Chapter 163, F.S., rezoning approval and for any other related land use approvals. Notwithstanding the authorization to Elkton 2500, LLC set forth herein, or its agents, the undersigned reserves in its sole and exclusive discretion the right to rescind or revoke any such Application for Development Approval, comprehensive plan amendment, rezoning approval or other related land use approval at any time subsequent to the date hereof and prior to the date of such land use approvals. 207 Partners, LLC further agrees that it will include a specific requirement, as part of any transfer of all or any part of its interest in the real property described in Question 5, that such transfer is explicitly subject to the terms of this Consent and Agreement.

By: 
David E. Lee
207 Partners, LLC

State of Florida
County of Duval

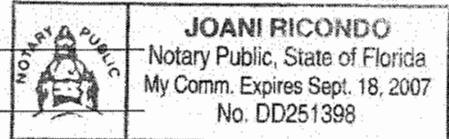
The foregoing instrument was acknowledged before me this 1st day of August, 2006 by David E. Lee. He is personally known to me and did not take an oath.


Notary Public

JOANI RICONDO
Name of Notary Typed/Printed/Stamped

My Commission Number: _____

My Commission Expires: _____



4. **Attach a legal description of the development site. Include section, township and range.**

The following is the legal description for lands under the authorization of Elkton 2500, LLC:

PARCELA

SECTIONS 20 AND 32, AND A PART OF SECTIONS 17, 19, 30, 31 AND 29, ALL LYING WITHIN TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 88°20'44" EAST, ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 2614.58 FEET TO THE SOUTHWEST CORNER OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19, AND THE POINT OF BEGINNING; THENCE NORTH 01°26'18" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19, A DISTANCE OF 1308.86 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 2518, PG. 1117, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 88°42'22" WEST, ALONG LAST SAID LINE, 587.78 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A VARIABLE WIDTH RIGHT-OF-WAY PER F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 78050-2531), AND THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5843.16 FEET, AN ARC DISTANCE OF 390.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°03'41" EAST, 390.70 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 29°08'44" EAST, 319.97 FEET; COURSE NO. 3: NORTH 60°51'16" WEST, 3.28 FEET; COURSE NO. 4: NORTH 29°08'44" EAST, 902.23 FEET; COURSE NO. 5: NORTH 60°51'16" WEST, 3.28 FEET; COURSE NO. 6: NORTH 29°08'44" EAST, 1394.35 FEET; COURSE NO. 7: SOUTH 60°51'16" EAST, 3.28 FEET; COURSE NO. 8: NORTH 29°08'44" EAST, 20.34 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED AS POND PARCEL 102 PART "B" (PER SAID F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 78050-2531); THENCE EASTERLY, NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY, ALONG THE SOUTHERLY, SOUTHEASTERLY AND NORTHEASTERLY BOUNDARY OF SAID POND PARCEL 102 PART "B", RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; COURSE NO. 1: NORTH 89°26'33" EAST, 362.60 FEET; COURSE NO. 2: NORTH 29°08'44" EAST, 414.89 FEET; COURSE NO. 3: NORTH 60°51'16" WEST, 65.01 FEET; COURSE NO. 4: NORTH 29°08'44" EAST, 151.90 FEET; COURSE NO. 5: NORTH 60°51'16" WEST, 19.69 FEET; COURSE NO. 6: SOUTH 29°08'44" WEST, 151.90 FEET; COURSE NO. 7: NORTH 60°51'16" WEST, 230.26 FEET TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 29°08'44" EAST, ALONG LAST SAID LINE, 899.85 FEET TO THE NORTH LINE OF SAID SECTION 19; THENCE NORTH 89°42'09" EAST, ALONG LAST SAID LINE, 897.57 FEET, TO THE WESTERLY LINE OF SAID SECTION 17; THENCE NORTH 01°12'48" WEST, ALONG LAST SAID LINE, 1375.43 FEET TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, AND THE ARC OF A CURVE TO THE NORTHEAST; THENCE NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE,

CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 4215.05 FEET, AN ARC DISTANCE OF 26.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°57'15" EAST, 26.82 FEET; COURSE NO. 2: NORTH 48°51'54" WEST, 3.28 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 4218.33 FEET, AN ARC DISTANCE OF 834.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°48'22" EAST, 833.48 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 2133, PAGE 482 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 15°08'18" EAST, 252.01 FEET; COURSE NO. 2: SOUTH 30°17'09" EAST, 620.12 FEET; COURSE NO. 3: SOUTH 17°17'16" EAST, 569.25 FEET; COURSE NO. 4: SOUTH 25°59'43" EAST, 710.76 FEET TO THE NORTH LINE OF SAID SECTION 20; THENCE NORTH 89°43'41" EAST, ALONG LAST SAID LINE, 3876.75 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 00°45'47" EAST, ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 5255.54 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 01°04'22" EAST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 5259.95 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 01°04'22" EAST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 5364.67 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89°18'22" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 5316.18 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 89°26'03" WEST, ALONG THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 1330.70 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31; THENCE NORTH 00°36'25" WEST, ALONG THE WEST LINE OF SAID EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, A DISTANCE OF 2729.86 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31 AND A POINT ON THE SOUTHERLY LINE OF THE WEST 35.00 FEET OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 31 FOR ROAD AND CANAL PURPOSES AS RECORDED IN DEED BOOK 46, PAGE 569 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE NORTH 87°09'26" EAST, ALONG LAST SAID LINE, 35.03 FEET, TO THE EAST LINE OF SAID WEST 35.00 FEET OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 31 FOR ROAD AND CANAL PURPOSES; THENCE NORTH 00°20'11" WEST, ALONG LAST SAID LINE, 1340.23 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 31; THENCE NORTH 87°02'14" EAST, ALONG LAST SAID LINE, 1312.17 FEET TO THE EAST LINE OF SAID SECTION 31; THENCE NORTH 00°18'20" WEST, ALONG LAST SAID LINE, 1343.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 01°23'16" WEST, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 659.23 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30; THENCE SOUTH 88°21'19" WEST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30, A DISTANCE OF 1296.14 FEET TO THE EAST LINE OF THE WEST 35.00 FEET OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30 FOR CANAL AND ROAD PURPOSES, AS DESCRIBED AND RECORDED IN DEED BOOK 27, PAGE 430 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°05'32" WEST, ALONG LAST SAID LINE, 625.10 FEET TO THE SOUTH LINE OF THE NORTH 35.00 FEET OF SAID NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 30 FOR CANAL AND ROAD PURPOSES, AS DESCRIBED AND RECORDED IN DEED BOOK

27, PAGE 430 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°21'07" EAST, ALONG LAST SAID LINE, 1292.92 FEET TO THE EAST LINE OF SAID SECTION 30; THENCE NORTH 01°23'16" WEST, ALONG LAST SAID LINE, 35.00 FEET, TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30 AND A POINT ON THE SOUTHERLY LINE OF THE WEST 35.00 FEET OF THE NORTH THREE-QUARTERS OF SECTION 29 FOR ROAD AND CANAL PURPOSES AS RECORDED IN DEED BOOK 46, PAGE 569 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTH 89°30'15" EAST, ALONG SAID SOUTHERLY LINE, 35.02 FEET TO THE EAST LINE OF THE SAID WEST 35.00 FEET OF THE NORTH THREE QUARTERS OF SECTION 29 FOR ROAD AND CANAL PURPOSES; THENCE NORTH 01°23'16" WEST, ALONG LAST SAID LINE, 3960.82 FEET TO THE NORTHERLY LINE OF SAID SECTION 29; THENCE NORTH 89°20'17" WEST, ALONG LAST SAID LINE, 35.02 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°23'01" WEST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 2584.79 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19; THENCE SOUTH 89°04'14" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19, A DISTANCE OF 1308.56 FEET TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19; THENCE SOUTH 01°24'40" EAST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19, A DISTANCE OF 2601.34 FEET TO THE SOUTHERLY LINE OF SAID SECTION 19; THENCE SOUTH 88°20'44" WEST, ALONG LAST SAID LINE, 1307.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,289.32 ACRES, MORE OR LESS.

PARCEL B

A PORTION OF NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89°48'33" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 31, A DISTANCE OF 2642.64 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 31, AND THE POINT OF BEGINNING; THENCE NORTH 86°55'03" EAST, CONTINUING ALONG THE NORTHERLY LINE OF SAID SECTION 31, A DISTANCE OF 1313.02 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 35.00 FEET OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 31 FOR ROAD AND CANAL PURPOSES AS RECORDED IN DEED BOOK 46, PAGE 569 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTH 00°20'11" EAST, ALONG LAST SAID LINE, 2680.16 FEET TO THE SOUTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 31; THENCE SOUTH 87°09'26" WEST, ALONG LAST SAID LINE, 1311.33 FEET TO THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 31; THENCE NORTH 00°22'02" WEST, ALONG LAST SAID LINE, 2674.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 80.57 ACRES, MORE OR LESS.

PARCEL C

THE EAST HALF OF THE SOUTHEAST ONE QUARTER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AND THE NORTH HALF OF THE NORTHEAST ONE QUARTER AND THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER, AND THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER, AND THE NORTH HALF OF THE SOUTHEAST ONE QUARTER, AND THE EAST HALF OF THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER, AND THE SOUTH 60 FEET OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER, AND THE SOUTH 60 FEET OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER, ALL LYING IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH $88^{\circ}20'13''$ EAST, ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 2614.59 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 19 AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $88^{\circ}20'13''$ EAST, ALONG SAID SOUTH LINE, 1307.29 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE HALF OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 19; THENCE NORTH $01^{\circ}25'11''$ WEST, ALONG THE EAST LINE OF SAID WEST ONE HALF, 2601.34 FEET TO THE NORTHEAST CORNER OF SAID WEST ONE HALF; THENCE NORTH $89^{\circ}03'43''$ EAST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 19, A DISTANCE OF 1308.56 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST ONE QUARTER; THENCE SOUTH $01^{\circ}23'32''$ EAST, ALONG THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 2584.79 FEET TO THE SOUTHEAST CORNER OF SAID SECTION, ALSO BEING THE NORTHEAST CORNER OF AFORESAID SECTION 30; THENCE SOUTH $01^{\circ}23'32''$ EAST, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 3960.92 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE HALF OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 30; THENCE SOUTH $88^{\circ}20'36''$ WEST, ALONG THE NORTH LINE OF SAID SOUTH ONE HALF, 2654.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 30; THENCE NORTH $00^{\circ}48'32''$ WEST, ALONG SAID EAST LINE, 1320.12 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE QUARTER; THENCE SOUTH $88^{\circ}20'12''$ WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE QUARTER, 661.30 FEET TO THE SOUTHEAST CORNER OF THE WEST ONE HALF OF THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 30; THENCE NORTH $00^{\circ}38'35''$ WEST, ALONG THE EAST LINE OF SAID WEST ONE HALF, 1322.53 FEET TO THE NORTHEAST CORNER OF SAID WEST ONE HALF; THENCE SOUTH $88^{\circ}20'12''$ WEST, ALONG THE NORTH LINE OF SAID WEST ONE HALF AND ALONG THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 30, A DISTANCE OF 1942.20 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 305 (AN 80 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED); THENCE NORTH $00^{\circ}09'41''$ WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 60.02 FEET TO A LINE LYING 60 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 30; THENCE NORTH $88^{\circ}20'12''$ EAST, ALONG SAID PARALLEL LINE AND ALONG A LINE LYING 60 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 30, A DISTANCE OF 2598.98 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST ONE QUARTER; THENCE NORTH $00^{\circ}48'32''$ WEST, ALONG SAID EAST LINE, 1258.43 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RIGHT OF WAY FOR PUBLIC DRAINAGE DITCH OR PUBLIC ROAD OVER THE SOUTH AND EAST 35 FEET OF THE SAID NORTH HALF OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 30.

CONTAINING 341.02 ACRES, MORE OR LESS.

LESS AND EXCEPT:

THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 2644, PAGE 968 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 60 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH 60 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA LYING EAST OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 305 AND SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY.

CONTAINING A NET ACREAGE OF 337.44 ACRES, MORE OR LESS.

The following is the legal description for lands under the authorization of 207 Partners, LLC:

PARCEL ONE

NORTHWEST ¼ OF NORTHWEST ¼ SECTION 30 TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, EXCEPTING HOWEVER THEREFROM THE FOLLOWING PARTS AND PARCELS THEREOF, TO-WIT; THE PORTION IN THE NORTHWEST CORNER LYING NORTH AND WEST OF STATE ROAD NO. 207, FORMERLY NO. 14, AND FLORIDA EAST COAST RAILROAD TRACTS CONTAINING APPROXIMATELY 2 ½ ACRES, MORE OR LESS.

LESS AND EXCEPT THOSE PORTIONS THEREOF LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 207 AND WITHIN THE RIGHT OF WAY OF STATE ROAD 305, BOTH AS NOW ESTABLISHED, AND ALSO

LESS AND EXCEPT THE SOUTH 60 FEET THEREOF (LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2345, PAGE 1037 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA).

PARCEL TWO

SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, EXCEPTING HOWEVER, THEREFROM THE FOLLOWING PARTS AND PARCELS THEREOF, TO-WIT; THAT PART IN THE NORTH AND WEST SIDE OF STATE ROAD NO. 207, FORMERLY NO. 14, SAID HIGHWAY RUNNING FROM ST. AUGUSTINE, FLORIDA, THROUGH ELKTON, FLORIDA, BEING APPROXIMATELY 2 ACRES, MORE OR LESS, AND BEING BOUNDED ON THE WEST BY THE PROPERTY OF JAMES NOLAN, AND ON THE NORTH BY ESTATE OF LESTER T. JACKSON AND ON THE SOUTH AND EAST BY SAID PUBLIC ROAD, WHICH SAID EXCEPTED PART OR PORTION OF SAID LANDS CONVEYED BY ALL HEIRS OF JAMES MASTERS, DECEASED, INCLUDING JAMES A. MASTERS DECEASED PRIOR TO HIS DEATH, TO FRIENDSHIP BAPTIST CHURCH OF ELKTON, AS SHOWN BY DEED BOOK

76, PAGES 343 THROUGH 348, INCLUSIVE, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION THEREOF LYING WITH THE RIGHT OF WAY OF STATE ROAD 207 AS NOW ESTABLISHED.

PARCEL THREE

NORTHEAST ¼ OF NORTHWEST ¼ SECTION 30, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 60 FEET THEREOF (LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2345, PAGE 1037 OF THE PUBLIC RECORDS OF SAID COUNTY).

CONTAINING 4,242,296± SQUARE FEET OR 97.39± ACRES

TOGETHER WITH:

THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 2644, PAGE 968 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 60 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH 60 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA LYING EAST OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 305 AND SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY.

SAID 60 FOOT STRIP CONTAINING 155,959± SQUARE FEET OR 3.58± ACRES

CONTAINING A NET ACREAGE OF 100.97± ACRES

- 6. Have you requested a binding letter of interpretation of DRI status or vested rights, clearance letter, agreement or preliminary development agreement from the Department of Community Affairs? If so, what is the current status of this determination?**

The applicant has not requested any of the above mentioned items from the Department of Community Affairs and does not anticipate doing so during the preparation of the ADA.

- 7. List all local governments with jurisdiction over the proposed development.**

The government offices and departments of St. Johns County will have jurisdiction over the Elkton DRI.

QUESTION 8 - PERMIT INFORMATION

- 8. List all agencies (local, state and federal) from which approval and/or a permit must be obtained prior to initiation of development. Indicate the permit or approval for each agency and its status. Indicate whether the development is registered or whether registration will be required with the Division of Florida Land Sales, Condominiums and Mobile Homes under Chapter 498, Florida Statutes. Indicate whether the development will be registered with the H.U.D., Division of Interstate Land Sales Registration or with other states.**

AGENCY	PERMIT	APPLICATION STATUS
Florida Department of Transportation	Right-of-Way Permit Drainage Connection Permit Driveway Connection Permit Utility Connection Permit Signalization	No application at this time No application at this time No application at this time No application at this time No application at this time
St. Johns River Water Management District	Petition for Jurisdictional Determination Environmental Resource Permit Water Use Permit Consumptive Use Permit	No application at this time No application at this time No application at this time No application at this time
St. Johns County Utility Department	Utility connection permit Water connection, commitment Sewer connection, capacity	No application at this time No application at this time No application at this time
U.S. Army Corps of Engineers	Individual Dredge and Fill Permit	No application at this time
Florida Department of Community Affairs	ADA Approval DRI Development Order Approval	Pending Pending
Florida Department of Health	Water Distribution System Permit Wastewater Collection System Permit	No application at this time No application at this time

(Table continued on next page)

AGENCY	PERMIT	APPLICATION STATUS
Florida Department of Environmental Protection	Water Distribution System Permit Wastewater Collection System Permit Stormwater Discharge Permit	No application at this time No application at this time No application at this time
St. Johns County	Comprehensive Plan Amendment Approval DRI Development Order Approval Rezoning to Planned Unit Development Subdivision and Commercial site plan approval Master Development Plan approval Signage, Marking and Striping Hydrant Location and Fire Protection Plat approval Building Permits	Pending Pending No application at this time No application at this time No application at this time No application at this time No application at this time No application at this time No application at this time