

ORDINANCE 2006-12

AN ORDINANCE OF THE WASHINGTON COUNTY BOARD OF COUNTY COMMISSIONERS CREATING THE SUNNY HILLS UNITS 12-15 DEPENDENT DISTRICT AS A DEPENDENT SPECIAL DISTRICT AS EXPRESSED IN SECTION 189.4041, FLORIDA STATUTES; STATING THE PURPOSE, POWERS, FUNCTIONS, AND DUTIES OF THE DISTRICT; DESIGNATING THE GEOGRAPHIC BOUNDARY LIMITATIONS OF THE DISTRICT; STATING THE AUTHORITY OF THE DISTRICT; EXPLAINING WHY THE DISTRICT IS THE BEST ALTERNATIVE; DESIGNATING THE MEMBERSHIP, ORGANIZATION, COMPENSATION, AND ADMINISTRATIVE DUTIES OF THE GOVERNING BOARD OF THE DISTRICT; STATING ALL FINANCIAL DISCLOSURES, NOTICING AND REPORTING REQUIREMENTS; STATING THE METHODS FOR FINANCING THE DISTRICT; DECLARING THAT THE CREATION OF THE DISTRICT IS CONSISTENT WITH THE APPROVED LOCAL GOVERNMENT COMPREHENSIVE PLANS, PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, Washington County, Florida (the "County") has received a request from National Recreational Properties of Sunny Hills, LLC., a Florida limited liability company, for the creation of the Sunny Hills Units 12-15 Dependent District as a dependent special district in accordance with Chapter 189, Florida Statutes, which district will include the property described in Exhibit "A," attached hereto; and

WHEREAS, the Board of County Commissioners of Washington County, Florida (the "Board of County Commissioners") is authorized without further vote of approval or ratification by any other person or entity to act on behalf of the County in respect of all matters addressed by or relating to this Ordinance; and

WHEREAS, the decision of the County acting through its Board of County Commissioners to establish the Sunny Hills Units 12-15 Dependent District is authorized by Chapter 189, Florida Statutes, and the County's home rule authority and Article VIII of the Florida Constitution; and

WHEREAS, the County has reviewed all factors as required by Chapter 189, Florida Statutes, and upon such review has determined that the establishment of the District is in the best interest of the County and its residents for their existing and future health, safety and welfare.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. ESTABLISHMENT AND STATUS STATEMENT OF DISTRICT. The "WHEREAS" recitals above are hereby confirmed and adopted, and the County does hereby establish the Sunny Hills Units 12-15 Dependent District, hereinafter the "District" as a dependent special district within the meaning of Chapter 189, Florida Statutes, for all purposes consistent with, and as authorized by Chapter 189, Florida Statutes, and all other applicable law.

SECTION 2. ESTABLISHMENT OF DISTRICT BOUNDARY. The geographic boundary for the District shall include and incorporate all property described in Exhibit "A," attached hereto, all of which is located within the unincorporated jurisdiction of the County.

SECTION 3. PURPOSE, POWERS, FUNCTIONS, DUTIES AND AUTHORITY OF DISTRICT. The District shall have all powers as authorized by law, to effectuate its purpose to provide community development systems, facilities, services, projects, improvements, and infrastructure to the District community. Without limiting the generality of the foregoing, the District shall have the following powers:

- a. The right to exercise any and all provision or powers granted to the District by applicable law;
- b. The full and complete right to contract, including, but not limited to, the right to contract for the services of consultants to perform planning, engineering, legal, or other appropriate services of a professional nature.
- c. The authority to prescribe, fix, maintain and regulate fees, charges or rents for the use of any District facilities or services;
- d. The authority to borrow money, issue bonds and other types of securities, pledge or otherwise encumber any of the District's property or assets upon terms and conditions to be determined by the District Board;

e. The right to adopt and enforce reasonable rules and regulations or procedures pertaining to the use, acquisition, maintenance, development, operation or disposal of any of the properties, services, facilities, or projects of the District;

f. The right to do, and to perform all such things separately or in conjunction with a county, municipality, other special districts or other political subdivision of the state whether the same is within or without the territorial limits of the District;

g. The right to employ and compensate a staff and such personnel, consultants and technical and professional assistants as the District Board shall determine to be necessary;

h. The right to conduct and pay for studies, plans and designs to effectuate the purpose of the District, which action may include, but is not limited to, work plans for expansion, staffing plans and financing plans;

i. The right to enter into interlocal agreements or other contracts with public or private entities, if necessary, for the purpose of accomplishing the purposes of the District;

j. The right to enter into contracts with public or private entities for the provision of assistance in planning, financing and constructing any and all facilities and services as determined to be appropriate and desirable by the District Board;

k. The right to contract for appropriate engineering and financial feasibility studies;

l. The right to maintain an office at such place or places within the territorial boundary of the District as the District Board may designate;

m. The right to accept and receive, utilize or expend, in furtherance of its functions, funds, grants and services from the federal government or its agencies, from

departments, agencies and instrumentalities of state, municipal, county or other local governments, or from private or civic sources;

n. The right to invest in accordance with applicable Florida law any surplus money, moneys in any sinking fund or other fund established for the purpose of providing for the payment of the principal or interest of any bonded or other indebtedness or for any other purpose;

o. The right to levy such tax and special assessments as may be authorized, and to charge, collect, and enforce fees and other user charges;

p. The right to hold, control, and acquire by donation or purchase, or dispose of, any easements, dedications, platted reservations, or any reservations for those purposes authorized by this Ordinance and to make use of such easements, dedications, or reservations for any of the purposes authorized by this Ordinance;

q. The right to hold, control and acquire by donation or purchase, or dispose of, any District property for those purposes authorized by this Ordinance and to make use of such property for any of the purposes authorized by this Ordinance; and

r. The right to have and exercise such powers as are reasonably implied in or not inconsistent with this Ordinance and which the District Board determines are necessary and proper to carry out the objectives and purposes of the District.

#### SECTION 4. GOVERNING BOARD OF DISTRICT.

a. The governing body of the District (the "District Board") shall exercise the powers granted to the District pursuant this Ordinance. The District Board shall consist of three members. Each member shall hold office for a term of four years and until a successor is chosen

and qualifies. The members of the District Board must be residents of the State of Florida and citizens of the United States.

b. The initial members of the District Board shall be as follows:

- (1) Peter S. Herbert
- (2) Tyler Vance Piercy
- (3) Keith Russell Ingersoll

c. After expiration of the initial members' four-year term, each member of the District Board shall be elected by the qualified electors of the District. All elections by the qualified electors of the District shall be held at the general election in November.

d. Elections of Board members by qualified electors shall be nonpartisan and shall be conducted in the manner prescribed by law for holding general elections. Board members shall assume the office on the second Tuesday following their election.

e. Upon entering into office, members of the District Board shall take and subscribe to the oath of office as prescribed by s. 876.05, Florida Statutes. They shall hold office for the terms for which they were elected or appointed and until their successors are chosen and qualified. If, during the term of office, a vacancy occurs, the remaining members of the District Board shall fill the vacancy by an appointment for the remainder of the unexpired term.

f. A majority of the members of the District Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number.

g. As soon as practicable after each election or appointment, the District Board shall organize by electing one of its members as chair and by electing a secretary, who

need not be a member of the District Board, and such other officers as the District Board may deem necessary.

h. The District Board shall keep a permanent record book entitled "Record of Proceedings of Sunny Hills Units 12-15 Dependent District," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, bonds given by all employees, and any and all corporate acts. The record book shall at reasonable times be opened to inspection in the same manner as state, county, and municipal records pursuant to chapter 119. The record book shall be kept at the office or other regular place of business maintained by the District Board in Washington County.

i. All meetings of the District Board shall be open to the public and governed by the provisions of chapter 286, Florida Statutes.

j. For purposes of this Ordinance, the term "qualified elector" means any person at least 18 years of age who is a citizen of the United States, a permanent resident of Florida, and a freeholder or freeholder's spouse and resident of the District who registers with the supervisor of elections for Washington County when the registration books are open.

SECTION 5. FINANCING OF THE DISTRICT. The District, in order to finance the purposes and operations of the District, shall have the power to borrow money and issue bonds, revenue anticipation notes, or certificates payable from and secured by a pledge of funds, revenues, taxes and assessments, warrants, notes, or other evidence of indebtedness; and to cooperate or contract with other persons or entities, including other governmental agencies as necessary, convenient, incidental, or proper in connection with furthering any power, duty, or purpose authorized by applicable law and to take any other action not inconsistent with applicable law.

SECTION 6. CONSISTENT WITH COMPREHENSIVE PLAN AND DISTRICT AS THE BEST ALTERNATIVE. The creation of the District is consistent with the County's Comprehensive Plan and all other applicable growth management rules, regulations, ordinances and law. The District is the most efficient and effective method by which to achieve the purposes set forth above (as opposed to private alternatives such as a homeowner's association, private partnership, neighborhood association, or public alternatives such as MSTU, MSBU, special independent district, etc.).

SECTION 7. APPLICABLE FINANCIAL DISCLOSURE, NOTICING, AND REPORTING REQUIREMENTS. The District will provide all financial disclosures required by Florida law relating to dependent special districts, including but not limited to, all financial disclosures relating to bonds, financing, ad valorem taxes, non-ad valorem special assessments, and the like. Any and all meetings of the District Board shall be noticed in accordance with Florida law. Any and all notices that are required to be provided to the landowners within the District shall be provided by U.S. Mail delivery or by posting public notice in a designated area within the District, which area shall be specified by the District Board. The District will comply with all reporting requirements required by Florida law relating to dependent special districts.

SECTION 8. BUDGET AND APPROVAL THEREOF. On or before each July 15, the District Board shall prepare or have prepared under its direction a proposed budget for the ensuing fiscal year. The proposed budget shall include an estimate of all necessary expenditures of the District for the ensuing fiscal year and an estimate of income to be received by the District for such ensuing fiscal year. No later than each August 1, such proposed budget shall be delivered to the County Manager of the County. The budget for the District shall be approved

and adopted by the Board of County Commissioners no later than the September 30 following delivery of the same to the County Manager.

SECTION 9. DEBTS OF THE DISTRICT. Any bonds or other debts of the District shall not constitute a debt or obligation of the County or the State of Florida, nor shall the County be required to assume the debts of the District in the event of a default or dissolution of the District.

SECTION 10. INCORPORATION, CONFLICT, AND SEVERABILITY.

a. It is the intention of the Board of County Commissioners and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Washington County, Florida, and that the sections of this Ordinance may be renumbered or relettered and that the word "ordinance" may be changed to "section," "article," or other appropriate word.

b. All Washington County ordinances, or parts of ordinances, and all Washington County resolutions, or parts of resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

c. If any word, phrase, clause, subsection, or section of this Ordinance is for any reason held unconstitutional or invalid by a court of competent jurisdiction, the invalidity thereof shall not affect the validity of any remaining portions of the ordinance.

SECTION 11. EFFECTIVE DATE. This ordinance shall take effect immediately upon its filing with the Department of State (as provided in Section 125.66(2), Florida Statutes).

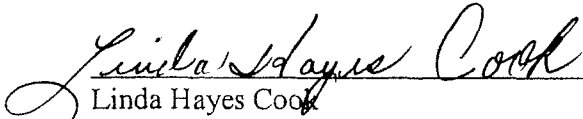
SECTION 12. RECORDING. A certified copy of this Ordinance may be filed with the Clerk of the Circuit Court of Washington County, Florida, and duly recorded among the Public Records of Washington County, Florida.




Passed in open and regular session of the Board of County Commissioners of Washington County, Florida, this 14<sup>th</sup> day of August, 2006.

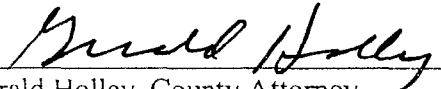
Attest:

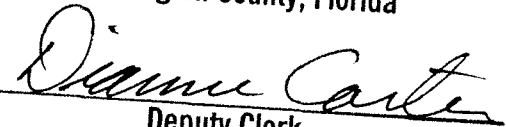
BOARD OF COUNTY COMMISSIONERS  
WASHINGTON COUNTY, FLORIDA

  
Linda Hayes Cook  
Clerk of the Board of County Commissioners  
Washington County, Florida

By:   
Jerry Sapp, Chairman

Approved as to form and  
legal sufficiency:

  
Gerald Holley, County Attorney

**CERTIFIED A TRUE COPY**  
**LINDA HAYES COOK, Clerk Of The Circuit Court**  
**Washington County, Florida**  
BY   
Deputy Clerk

Inst:2006008806 Date:08/15/2006 Time:09:22

DC, LINDA H. COOK, WASHINGTON County B:680 P:59

Exhibit "A"

[see attached]

Inst:2006008806 Date:08/15/2006 Time:09:22  
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DC, LINDA H. COOK, WASHINGTON County B:680 P:60

SUNNY HILLS, Unit 15

Situated in Sections 25, 26, 35 and 36, Township 2 North, Range 13 West, Washington County, Florida, and being more particularly described as follows:  
Beginning at the Northwest corner of said Section 25; thence run N 89°16'15"E along the north line of said Section 25 for a distance of 5251.16 feet to the Northeast corner of said Section 25; thence run S 2°34'44"E along the east line of said Section 25 for a distance of 5250.21 feet to the Northeast corner of said Section 36; thence run S 2°35'21"E along the east line of said Section 36, for a distance of 3940.28 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of said Section 36; thence run S 88°40'59"W along the north line of the South 1/2 of the Southeast 1/4 of said Section 36, for a distance of 2646.73 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 36; thence continue S 88°40'59"W along the north line of the Southeast 1/4 of the Southwest 1/4 of said Section 36, for a distance of 1323.37 feet to the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 36; thence run S 2°03'42"E along the west line of the Southeast 1/4 of the Southwest 1/4 of said Section 36 for a distance of 1320.75 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 36; thence run S 88°34'29"W, along the south line of said Section 36, for a distance of 1327.36 feet to the Southwest corner of said Section 36; thence run N 1°53'15"W along the west line of said Section 36, for a distance of 860.32 feet to a point; thence run N 50°00'00"W for a distance of 2489.13 feet to a point; thence run N 1°00'00"E for a distance of 4377.46 feet to a point; thence run N 19°20'00"E for a distance of 2385.19 feet to a point; thence run N 45°40'10"W for a distance of 625.07 feet to a point; thence run N 44°19'50"E for a distance of 80.00 feet to a point; thence run N 43°26'20"E for a distance of 1343.56 feet to a point on the North line of said Section 26; thence run N 89°15'09"E along the north line of said Section 26, for a distance of 120.00 feet to the point of beginning.  
All lying and being in Washington County, Florida, and containing 1445.83 acres more or less.

(as similarly described on Plat Book 3, Page 26, Public Records of Washington County, Florida)

Inst:2006008806 Date:08/15/2006 Time:09:22

DC, LINDA H. COOK, WASHINGTON County B:680 P:61

SUNNY HILLS, Unit 14

Situated in Sections 11 and 12, Township 2 North, Range 13 West, Washington County, Florida and being more particularly described as follows:

BEGINNING at the S.W. corner of Section 1, proceed along the West line thereof N01°50'38"W 5278.66 feet to the N.W. corner of Section 1; thence along the North line thereof N88°09'28"E 2084.27 feet to the N.E. corner of Section 1; thence along the East line thereof S01°38'30"E 208.71 feet to the S.E. corner of Section 1; thence along the South line thereof S87°58'28"W 2624.07 feet to the South 1/4 corner of Section 1; thence along the East line of the N.W. 1/4 of Section 12 S01°26'58"E 2028.14 feet to the Southerly line of the FLORIDA GAS TRANSMISSION CO. EASEMENT as recorded in Deed Book 114, Page 271 and in O.R.B. 18, Page 364 of the Public Records of Washington County, Florida; thence along said Southerly line and along the boundary of SUNNY HILLS UNIT THIRTEEN as recorded in Plat Book 3, Page 1 thru 9 of the Public Records of Washington County, Florida the following courses: N77°13'52"W 1183.50 feet; thence leaving said Southerly line, proceed S81°36'00"W 1340.48 feet to the South line of the N.W. 1/4 of Section 12; thence along said South line S99°18'06"W 424.84 feet to the West 1/4 corner of Section 12; thence leaving said boundary of SUNNY HILLS UNIT THIRTEEN proceed along the South line of the N 1/2 of Section 11 S88°07'09"W 3976.23 feet to the N.E. corner of the N.W. 1/4 of the S.W. 1/4 of Section 11; thence along the East line of the N.W. 1/4 of the S.W. 1/4 of Section 11 S01°37'04"E 1259.74 feet to the S.E. corner of the N.W. 1/4 of the S.W. 1/4 of Section 11; thence along the South line of the N.W. 1/4 of the S.W. 1/4 of Section 11 S88°04'57"W 1324.36 feet to the West line of Section 11; thence along said West line N01°39'57"W 3781.97 feet to the N.W. corner thereof; thence along the North line of Section 11 N88°11'45"E 5310.07 feet to the POINT OF BEGINNING.

LESS and EXCEPT from the above described property the following: That portion lying in Section 11, COMMENCING at the N.W. corner of Section 11, proceed along the West line thereof S01°39'57"E 1260.82 feet to the N.W. corner of the S 1/2 of the N.W. 1/4 of Section 11; thence along the North line of the S 1/2 of the N.W. 1/4 of Section 11 N88°09'28"E 663.23

feet to the POINT OF BEGINNING; thence continue N88°09'28"E 208.71 feet; thence S01°38'30"E 208.71 feet; thence S88°09'28"W 208.71 feet; thence N01°38'30"W 208.71 feet to the POINT OF BEGINNING. Containing 1.00 acres more or less.

That portion of the FLORIDA GAS TRANSMISSION CO. EASEMENT lying in Section 11 and in the N.W. 1/4 of Section 12 as recorded in Deed Book 111, Page 459, Deed Book 114, Page 271 and in O.R.B. 19, Page 364 of the Public Records of Washington County, Florida lying 45 feet Northerly and 30 feet Southerly of the following described line.

COMMENCING at the N.W. corner of Section 11 proceed along the North line thereof N88°11'45"E 1439.83 feet to the POINT OF BEGINNING; thence S70°06'30"E 2339.06 feet; thence S77°13'52"E 4452.60 feet to the POINT OF TERMINATION. Containing 11.66 acres more or less.

All lying and being in Washington County, Florida and containing 1095.83 acres more or less.

(as similarly described on Plat Book 3, Page 10, Public Records of Washington County, Florida)

Inst:20060806 Date:08/15/2006 Time:09:22  
DC,LINDA H. COOK, WASHINGTON County B:680 P:62

SUNNY HILLS, Unit 13

BEGINNING AT THE SOUTHWEST CORNER OF THE N-1/4 OF THE SE-1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 13 WEST, THENCE N 2° 37' 02" W ALONG THE WEST LINE OF THE SE-1/4 AND NE-1/4 OF SAID SECTION 13 FOR A DISTANCE OF 2728.23 FEET; THENCE N 87° 22' 58" E FOR A DISTANCE OF 125.00 FEET; THENCE S 34° 08' 22" E ALONG A LINE RADIAL TO THE NEXT MENTIONED CURVE FOR A DISTANCE OF 209.92 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 23 FEET AND A CENTRAL ANGLE OF 31° 31' 20" , FOR A DISTANCE OF 126.54 FEET TO A POINT OF TANGENCY; THENCE N 87° 22' 58" E FOR A DISTANCE OF 242.89 FEET; THENCE N 2° 37' 02" W FOR A DISTANCE OF 125.00 FEET; THENCE N 64° 21' 05" W FOR A DISTANCE OF 245.15 FEET; THENCE N 41° 25' 25" W FOR A DISTANCE OF 480.54 FEET; THENCE N 45° 00' 00" W FOR A DISTANCE OF 119.54 FEET TO A POINT ON THE WEST LINE OF NE-1/4 OF AFORESAID SECTION 13; THENCE N 2° 37' 02" W ALONG THE WEST LINE OF NE-1/4 OF AFORESAID SECTION 13 FOR A DISTANCE OF 298.56 FEET; THENCE N 88° 22' 58" E FOR A DISTANCE OF 201.37 FEET; THENCE S 45° 00' 00" E FOR A DISTANCE OF 234.34 FEET; THENCE N 45° 00' 00" E FOR A DISTANCE OF 141.23 FEET; THENCE N 80° 52' 30" E FOR A DISTANCE OF 183.61 FEET; THENCE S 45° 00' 00" E FOR A DISTANCE OF 548.35 FEET; THENCE N 86° 54' 42" E FOR A DISTANCE OF 20.00 FEET; THENCE N 3° 05' 18" W FOR A DISTANCE OF 35.50 FEET; THENCE N 20° 26' 32" W FOR A DISTANCE OF 83.82 FEET; THENCE N 3° 05' 18" W FOR A DISTANCE OF 506.12 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 180 FEET, A CENTRAL ANGLE OF 51° 34' 57" AND A CHORD BEARING OF N 60° 55' 04" W, FOR A DISTANCE OF 162.05 FEET; THENCE S 54° 52' 25" W ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE FOR A DISTANCE OF 150.00 FEET; THENCE N 18° 56' 25" W FOR A DISTANCE OF 181.87 FEET TO A POINT ON THE SOUTH LINE OF SE-1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 13 WEST; THENCE N 89° 22' 17" W ALONG THE SOUTH LINE OF SE-1/4 OF SAID SECTION 12 FOR A DISTANCE OF 695.84 FEET TO THE S-1/4 CORNER OF SAID SECTION 12; THENCE CONTINUE N 89° 22' 17" W ALONG THE SOUTH LINE OF THE SW-1/4 OF SAID SECTION 12 FOR A DISTANCE OF 1312.15 FEET TO THE SOUTHWEST CORNER OF THE E-1/2 OF THE SW-1/4 OF SAID SECTION 12; THENCE N 1° 27' 38" W ALONG THE WEST LINE OF THE E-1/2 OF THE SW-1/4 OF SAID SECTION 12 FOR A DISTANCE OF 89.90 FEET; THENCE N 51° 50' 00" E FOR A DISTANCE OF 325.32 FEET; THENCE N 73° 50' 00" E FOR A DISTANCE OF 310.00 FEET; THENCE S 89° 22' 17" E FOR A DISTANCE OF 80.00 FEET; THENCE N 0° 37' 43" E FOR A DISTANCE OF 100.98

(continued on following page)

Inst:2006008806 Date:08/15/2006 Time:09:22

DC, LINDA H. COOK, WASHINGTON County B:680 P:63

SUNNY HILLS, Unit 13 (con't)

FEET; THENCE N 61° 10' 00" E FOR A DISTANCE OF 1447.33 FEET; THENCE N 28° 50' 00" W FOR A DISTANCE OF 48.96 FEET; THENCE N 51° 28' 00" E ALONG A LINE RADIAL TO THE NEXT MENTIONED CURVE FOR A DISTANCE OF 413.03 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 7° 27' 00", FOR A DISTANCE OF 253.56 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91° 38' 14" FOR A DISTANCE OF 39.98 FEET TO A POINT OF TANGENCY; THENCE S 42° 22' 45" W FOR A DISTANCE OF 417.65 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1220.00 FEET AND A CENTRAL ANGLE OF 16° 09' 45", FOR A DISTANCE OF 344.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 62° 27' 30", FOR A DISTANCE OF 54.51 FEET; THENCE S 31° 00' 00" W ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE FOR A DISTANCE OF 125.00 FEET; THENCE S 78° 15' 00" W FOR A DISTANCE OF 160.00 FEET; THENCE N 80° 15' 26" W FOR A DISTANCE OF 314.88 FEET; THENCE S 55° 30' 00" W FOR A DISTANCE OF 122.03 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 900.00 FEET AND A CENTRAL ANGLE OF 17° 07' 06", FOR A DISTANCE OF 267.59 FEET TO A POINT OF TANGENCY; THENCE S 38° 27' 54" W FOR A DISTANCE OF 416.28 FEET; THENCE S 53° 05' 15" W FOR A DISTANCE OF 184.21 FEET TO A POINT ON THE WEST LINE OF THE E-1/2 OF THE SW-1/4 OF AFORESAID SECTION 12; THENCE N 1° 27' 38" W ALONG THE WEST LINE OF E-1/2 OF SW-1/4 OF SAID SECTION 12 FOR A DISTANCE OF 1006.25 FEET TO THE SOUTHEAST CORNER OF THE NW-1/4 OF THE SW-1/4 OF SECTION 12; THENCE S 89° 57' 55" W ALONG THE SOUTH LINE OF THE NW-1/4 OF THE SW-1/4 OF SECTION 12 FOR A DISTANCE OF 1311.96 FEET TO THE SOUTHWEST CORNER OF THE NW-1/4 OF THE SW-1/4 OF SECTION 12; THENCE N 1° 28' 23" W ALONG THE WEST LINE OF THE SW-1/4 OF SECTION 12 FOR A DISTANCE OF 1257.10 FEET TO THE W-1/4 CORNER OF SECTION 12; THENCE N 89° 18' 06" E ALONG THE NORTH LINE OF THE NW-1/4 OF SECTION 12 FOR A DISTANCE OF 424.54 FEET; THENCE N 51° 36' 00" E FOR A DISTANCE OF 1340.48 FEET TO THE SOUTHWESTERLY LINE OF THE FLORIDA GAS TRANSMISSION COMPANY EASEMENT AS RECORDED IN DEED BOOK 114 A1 PAGE 471 AND OFFICIAL RECORD BOOK 19 AT PAGE 364 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA; THENCE S 77° 13' 52" E ALONG THE SAID SOUTHERLY BOUNDARY LINE OF THE FLORIDA GAS TRANSMISSION COMPANY EASEMENT FOR A DISTANCE OF 1163.55 FEET TO A POINT ON THE EAST LINE OF THE NW-1/4 OF SAID SECTION 12; THENCE S 1° 26' 55" E ALONG THE EAST LINE OF THE NW-1/4 OF SECTION 12 FOR A DISTANCE OF 548.84 FEET TO THE CENTER OF SECTION 12; THENCE N 89° 18' 06" E ALONG THE NORTH LINE OF SE-1/4 OF SECTION 12 FOR A DISTANCE OF 566.55 FEET; THENCE S 15° 44' 46" W FOR A DISTANCE OF 195.61 FEET; THENCE S 29° 01' 33" W FOR A DISTANCE OF 223.12 FEET; THENCE S 48° 07' 50" W ALONG A LINE RADIAL TO THE NEXT MENTIONED CURVE FOR A DISTANCE OF 229.09 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1450 FEET AND A CENTRAL ANGLE OF 12° 08' 56" FOR A DISTANCE OF 307.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2050 FEET AND A CENTRAL ANGLE OF 8° 15' 46", FOR A DISTANCE OF 295.64 FEET; THENCE N 44° 14' 40" E ALONG A LINE RADIAL TO THE LAST MENTIONED CURVE FOR A DISTANCE OF 180.08 FEET; THENCE S 89° 07' 00" E FOR A DISTANCE OF 490.60 FEET; THENCE N 84° 44' 25" E FOR A DISTANCE OF 291.50 FEET; THENCE N 44° 52' 23" E FOR A DISTANCE OF 115.79 FEET; THENCE N 1° 25' 31" W FOR A DISTANCE OF 60.41 FEET; THENCE S 89° 18' 06" W FOR A DISTANCE OF 633.52 FEET; THENCE N 43° 30' 09" W FOR A DISTANCE OF 101.41 FEET; THENCE N 5° 50' 00" E FOR A DISTANCE OF 311.61 FEET; THENCE N 28° 30' 00" E FOR A DISTANCE OF 310.46 FEET TO A POINT ON THE NORTH LINE OF THE SE-1/4 OF AFORESAID SECTION 12; THENCE N 89° 18' 06" E ALONG THE NORTH LINE OF THE SE-1/4 OF SAID SECTION 12 FOR A DISTANCE OF 1132.88 FEET; THENCE S 77° 13' 52" E ALONG THE SOUTHERLY BOUNDARY LINE OF SAID FLORIDA GAS TRANSMISSION COMPANY EASEMENT, FOR A DISTANCE OF 350.07 FEET TO A POINT ON THE EAST LINE OF THE SE-1/4 OF SAID SECTION 12; THENCE S 1° 25' 31" E ALONG THE EAST LINE OF THE SE-1/4 OF SAID SECTION 12 FOR A DISTANCE OF 2554.20 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 12 AND THE NORTHEAST CORNER OF PREVIOUSLY MENTIONED SECTION 13; THENCE S 3° 05' 18" E ALONG THE EAST LINE OF SAID SECTION 13 FOR A DISTANCE OF 4978.09 FEET; THENCE WEST FOR A DISTANCE OF 410.94 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1960.00 FEET AND A CENTRAL ANGLE OF 23° 40' 00", FOR A DISTANCE OF 809.60 FEET TO A POINT OF TANGENCY; THENCE N 66° 20' 00" W FOR A DISTANCE OF 963.82 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 18° 18' 08", FOR A DISTANCE OF 638.87 FEET TO A POINT ON THE WEST LINE OF THE SE-1/4 OF SAID SECTION 13; THENCE N 2° 37' 02" W ALONG THE WEST LINE OF THE SE-1/4 OF SAID SECTION 13 FOR A DISTANCE OF 331.94 FEET TO THE SOUTHWEST CORNER OF THE N-1/2 OF THE SE-1/4 OF SAID SECTION 13 AND THE POINT OF BEGINNING, THE FOREGOING DESCRIBED LANDS LYING AND BEING IN SECTIONS 12 AND 13, TOWNSHIP 2 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA, AND CONTAINING 543.03 ACRES, MORE OR LESS.

SUNNY HILLS, Unit 13 (con't)

(as similarly described on Plat Book 5, Page 1, Public Records of Washington County, Florida)

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SUNNY HILLS, Unit 12

SITUATED IN SECTIONS 13-14-23 AND 24, TOWNSHIP 2 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 23, TOWNSHIP 2 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA; THENCE RUN N 2° 00' 34" W ALONG THE WEST LINE OF THE NE¼ OF SAID SECTION 23 FOR A DISTANCE OF 415.00 FEET; THENCE RUN N 72° 45' 56" E FOR A DISTANCE 352.41 FEET; THENCE RUN S 73° 18' 50" E FOR A DISTANCE OF 210.00 FEET; THENCE RUN N 16° 41' 10" E FOR A DISTANCE OF 344.01 FEET; THENCE RUN N 73° 18' 50" W FOR A DISTANCE OF 125.00 FEET; THENCE RUN S 16° 41' 10" W FOR A DISTANCE OF 50.00 FEET; THENCE RUN S 62° 07' 45" W FOR A DISTANCE OF 317.64 FEET; THENCE RUN S 87° 59' 26" W FOR A DISTANCE OF 228.99 FEET TO A POINT ON THE WEST LINE OF THE NE¼ OF SAID SECTION 23; THENCE RUN N 2° 00' 34" W ALONG THE WEST LINE OF THE NE¼ OF SAID SECTION 23 FOR A DISTANCE OF 1994.33 FEET TO THE NW CORNER OF THE NE¼ OF SAID SECTION 23, SAID POINT ALSO BEING THE SW CORNER OF THE SE¼ OF SAID SECTION 14; THENCE RUN N 1° 58' 35" W ALONG THE WEST LINE OF THE SE¼ OF SAID SECTION 14 FOR A DISTANCE OF 1326.72 FEET TO THE NW CORNER OF THE SOUTH ½ OF THE SE¼ OF SAID SECTION 14; THENCE RUN N 88° 47' 24" E ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SE¼ OF SAID SECTION 14 FOR A DISTANCE OF 2659.61 FEET TO THE NE CORNER OF THE SOUTH ½ OF THE SE¼ OF SAID SECTION 14, SAID POINT ALSO BEING THE NW CORNER OF THE SOUTH ½ OF THE SW¼ OF SAID SECTION 13; THENCE RUN N 89° 25' 50" E ALONG THE NORTH LINE OF THE SOUTH ½ OF THE SW¼ OF SAID SECTION 13 FOR A DISTANCE OF 2653.92 FEET TO THE NE CORNER OF THE SOUTH ½ OF THE SW¼ OF SAID SECTION 13; THENCE RUN S 2° 37' 01" E ALONG THE EAST LINE OF THE SW¼ OF SAID SECTION 13 FOR A DISTANCE OF 331.94 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 18° 18' 09" FOR AN ARC DISTANCE OF 638.88 FEET TO THE POINT OF TANGENCY; THENCE RUN S 66° 20' 00" E FOR A DISTANCE OF 963.82 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 1960.00 FEET AND A CENTRAL ANGLE OF 23° 40' 00" FOR AN ARC DISTANCE OF 809.60 FEET TO THE POINT OF TANGENCY; THENCE RUN EAST FOR A DISTANCE OF 410.94 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 13; THENCE RUN S 3° 05' 18" E ALONG THE EAST LINE OF SAID SECTION 13 FOR A DISTANCE OF 231.75 FEET TO THE SE CORNER OF SAID SECTION 13; THENCE RUN S 89° 02' 14" W ALONG THE SOUTH LINE OF THE SE¼ OF SAID SECTION 13 FOR A DISTANCE OF 2664.05 FEET TO THE SW CORNER OF THE SE¼ OF SAID SECTION 13, SAID POINT ALSO BEING THE NE CORNER OF THE NW¼ OF SAID SECTION 24; THENCE RUN S 1° 21' 15" E ALONG THE EAST LINE OF THE NW¼ OF SAID SECTION 24 FOR A DISTANCE OF 2255.00 FEET; THENCE RUN S 88° 38' 45" W FOR A DISTANCE OF 184.94 FEET; THENCE RUN N 5° 22' 04" E FOR A DISTANCE OF 205.77 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE RUN NORTHWESTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 126° 06' 41" FOR AN ARC DISTANCE OF 110.05 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO

(continued on following page)

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SUNNY HILLS, Unit 12 (con't)

THE LEFT; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 42° 50' 00" FOR AN ARC DISTANCE OF 18.09 FEET TO THE POINT OF TANGENCY; THENCE RUN N 1° 21' 15" W FOR A DISTANCE OF 720.00 FEET; THENCE RUN S 88° 38' 45" W FOR A DISTANCE OF 175.00 FEET; THENCE RUN S 1° 21' 15" E FOR A DISTANCE OF 1174.31 FEET; THENCE RUN S 46° 31' 04" W FOR A DISTANCE OF 320.41 FEET TO A POINT ON THE SOUTH LINE OF THE NW¼ OF SAID SECTION 24; THENCE RUN S 89° 09' 11" W ALONG THE SOUTH LINE OF THE NW¼ OF SAID SECTION 24 FOR A DISTANCE OF 2047.14 FEET TO THE SW CORNER OF THE NW¼ OF SAID SECTION 24, SAID POINT ALSO BEING THE NE CORNER OF THE SE¼ OF SAID SECTION 23; THENCE RUN S 1° 46' 33" E ALONG THE EAST LINE OF THE SE¼ OF SAID SECTION 23 FOR A DISTANCE OF 768.59 FEET; THENCE RUN S 88° 13' 27" W FOR A DISTANCE OF 447.20 FEET; THENCE RUN N 49° 58' 48" W FOR A DISTANCE OF 214.74 FEET; THENCE RUN N 6° 57' 10" W FOR A DISTANCE OF 180.00 FEET; THENCE RUN N 29° 58' 26" E FOR A DISTANCE OF 654.35 FEET; THENCE RUN N 51° 33' 48" E FOR A DISTANCE OF 324.50 FEET; THENCE RUN N 71° 29' 11" E FOR A DISTANCE OF 482.22 FEET; THENCE RUN N 58° 08' 11" E FOR A DISTANCE OF 955.34 FEET; THENCE RUN N 21° 28' 15" E FOR A DISTANCE OF 520.80 FEET; THENCE RUN N 88° 38' 45" E FOR A DISTANCE OF 175.00 FEET; THENCE RUN N 1° 21' 15" W FOR A DISTANCE OF 175.00 FEET; THENCE RUN S 88° 38' 45" W FOR A DISTANCE OF 154.21 FEET; THENCE RUN S 61° 22' 33" W FOR A DISTANCE OF 415.96 FEET; THENCE RUN S 40° 58' 33" W FOR A DISTANCE OF 626.11 FEET; THENCE RUN S 66° 23' 38" W FOR A DISTANCE OF 459.53 FEET; THENCE RUN N 68° 36' 22" W FOR A DISTANCE OF 141.42 FEET; THENCE RUN N 23° 36' 22" W FOR A DISTANCE OF 297.25 FEET; THENCE RUN N 15° 10' 58" E FOR A DISTANCE OF 1087.36 FEET; THENCE RUN N 47° 38' 15" E FOR A DISTANCE OF 288.47 FEET; THENCE RUN N 22° 39' 13" W FOR A DISTANCE OF 80.00 FEET; THENCE RUN N 68° 33' 42" W FOR A DISTANCE OF 243.66 FEET; THENCE RUN N 22° 39' 13" W FOR A DISTANCE OF 115.46 FEET; THENCE RUN S 67° 20' 47" W FOR A DISTANCE OF 170.00 FEET; THENCE RUN N 85° 45' 27" W FOR A DISTANCE OF 156.85 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 11° 42' 04" FOR AN ARC DISTANCE OF 46.97 FEET TO THE POINT OF TANGENCY; THENCE RUN S 15° 56' 37" W FOR A DISTANCE OF 207.32 FEET; THENCE RUN S 74° 03' 23" E FOR A DISTANCE OF 165.00 FEET; THENCE RUN S 15° 56' 37" W FOR A DISTANCE OF 411.43 FEET; THENCE RUN S 67° 20' 47" W FOR A DISTANCE OF 138.57 FEET; THENCE RUN S 22° 39' 13" E FOR A DISTANCE OF 139.70 FEET; THENCE RUN S 15° 23' 01" W FOR A DISTANCE OF 171.79 FEET; THENCE RUN S 67° 20' 47" W FOR A DISTANCE OF 274.15 FEET; THENCE RUN N 22° 39' 13" W FOR A DISTANCE OF 1029.86 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 1450.00 FEET AND A CENTRAL ANGLE OF 11° 40' 31" FOR AN ARC DISTANCE OF 299.27 FEET; THENCE RUN S 35° 16' 09" E RADIAL TO THE LAST MENTIONED CURVE FOR A DISTANCE OF 142.35 FEET; THENCE RUN S 27° 51' 20" E FOR A DISTANCE OF 1050.63 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 1255.00 FEET AND A CENTRAL ANGLE OF 10° 11' 00" FOR AN ARC DISTANCE OF 223.05 FEET; THENCE RUN S 17° 40' 20" E FOR A DISTANCE OF 420.60 FEET; THENCE RUN S 4° 20' 54" W FOR A DISTANCE OF 150.39 FEET; THENCE RUN S 38° 06' 37" W FOR A DISTANCE OF 306.41 FEET; THENCE RUN S 72° 10' 40" W FOR A DISTANCE OF 369.23 FEET; THENCE RUN S 2° 27' 20" E FOR A DISTANCE OF 200.00 FEET; THENCE RUN S 42° 32' 40" W FOR A DISTANCE OF 212.13 FEET; THENCE RUN S 87° 32' 40" W FOR A DISTANCE OF 260.00 FEET; THENCE RUN N 47° 27' 20" W FOR A DISTANCE OF 212.13 FEET; THENCE RUN N 2° 27' 20" W FOR A DISTANCE OF 554.46 FEET; THENCE RUN N 10° 14' 16" W FOR A DISTANCE OF 242.04 FEET; THENCE RUN N 17° 06' 28" W FOR A DISTANCE OF 231.18 FEET; THENCE RUN N 27° 51' 20" W FOR A DISTANCE OF 161.88 FEET; THENCE RUN S 55° 12' 31" W FOR A DISTANCE OF 23.22 FEET; THENCE RUN S 6° 56' 36" E FOR A DISTANCE OF 87.32 FEET; THENCE RUN S 16° 41' 10" W FOR A DISTANCE OF 160.00 FEET; THENCE RUN N 73° 18' 50" W FOR A DISTANCE OF 175.00 FEET; THENCE RUN S 16° 41' 10" W FOR A DISTANCE OF 320.00 FEET; THENCE RUN S 73° 18' 50" E FOR A DISTANCE OF 240.00 FEET; THENCE RUN S 2° 16' 12" E FOR A DISTANCE OF 252.84 FEET; THENCE RUN S 18° 55' 29" W FOR A DISTANCE OF 740.00 FEET; THENCE RUN S 58° 55' 09" W FOR A DISTANCE OF 452.97 FEET; THENCE RUN S 58° 08' 08" E FOR A DISTANCE OF 121.23 FEET; THENCE RUN N 64° 40' 25" E FOR A DISTANCE OF 573.96 FEET; THENCE RUN S 77° 01' 53" E FOR A DISTANCE OF 364.16 FEET; THENCE RUN S 43° 52' 30" E FOR A DISTANCE OF 895.44 FEET; THENCE RUN S 6° 37' 30" E FOR A DISTANCE OF 1011.55 FEET; THENCE RUN S 83° 22' 30" W FOR A DISTANCE OF 430.00 FEET; THENCE RUN S 6° 37' 30" E FOR A DISTANCE OF 200.00 FEET; THENCE RUN N 74° 21' 20" W FOR A DISTANCE OF 1501.47 FEET; THENCE RUN S 44° 08' 40" W FOR A DISTANCE OF 575.54 FEET; THENCE RUN N 45° 51' 20" W FOR A DISTANCE OF 420.06 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING FOR ITS ELEMENTS A RADIUS OF 1040.00 FEET AND A CENTRAL ANGLE OF 45° 00' 00" FOR AN ARC DISTANCE OF 816.82 FEET TO THE POINT OF TANGENCY; THENCE RUN N 0° 51' 20" W FOR A DISTANCE OF 970.18 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ELKAM BOULEVARD AS SHOWN ON THE PLAN OF "SUNNY HILLS UNIT TEN" AS RECORDED IN PLAT BOOK 2 AT PAGES 108 THROUGH 118 OF THE PUBLIC RECORDS OF WASHINGTON COUNTY, FLORIDA; THENCE RUN N 89° 08' 40" E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 220.00 FEET; THENCE RUN N 0° 51' 20" W ALONG THE EAST LINE OF SAID "SUNNY HILLS UNIT TEN" FOR A DISTANCE OF 535.00 FEET TO A POINT ON THE NORTH LINE OF THE SW¼ OF SAID SECTION 23; THENCE RUN N 89° 08' 40" E ALONG THE NORTH LINE OF THE SW¼ OF SAID SECTION 23 FOR A DISTANCE OF 698.46 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED LAND LYING AND BEING IN WASHINGTON COUNTY, FLORIDA, AND CONTAINING 584.19 ACRES, MORE OR LESS.

SUNNY HILLS, Unit 12 (con't)

(as similarly described on Plat Book 2, Page 129, Public Records of Washington County, Florida)

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18

BOOK 0680 PAGE 0068