

Exhibit "A"

Legal Description
Clay County Parcel Number 12-04-24-005542-099-00

A parcel of land situated in Section 12, Township 4 South, Range 24 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin at the intersection of the southwest line of Tract "X" with the southeasterly line of Tract "X", Eagle Landing at Oakleaf Plantation Phase One, according to plat thereof recorded in Plat Book 46, pages 71 through 93 of the public records of said county; thence southwest along said southeasterly line of Tract "X" and along the arc of a curve concave northwest and having a radius of 436.50 feet, an arc distance of 7.88 feet, said arc being subtended by a chord bearing and distance of South 52 degrees 17 minutes 19 seconds West, 7.88 feet; thence South 36 degrees 02 minutes 09 seconds East, 155.65 feet; thence North 53 degrees 57 minutes 51 seconds East, 90.21 feet; thence northeast along the arc of a curve concave northwest and having a radius of 10.50 feet, an arc distance of 9.02 feet, said arc being subtended by a chord bearing and distance of North 29 degrees 21 minutes 45 seconds East, 8.74 feet; thence North 04 degrees 45 minutes 40 seconds East, 49.50 feet; thence North 25 degrees 07 minutes 35 seconds West, 53.78 feet; thence North 53 degrees 52 minutes 25 seconds East, 78.85 feet; thence North 36 degrees 00 minutes 57 seconds West, 58.81 feet; thence North 08 degrees 57 minutes 51 seconds East, 25.00 feet; thence North 36 degrees 02 minutes 09 seconds West, 15.31 feet; thence North 56 degrees 00 minutes 17 seconds West, 22.20 feet to the southeasterly line of Tract "V", said Eagle Landing at Oakleaf Plantation Phase One; thence southwest along said southeasterly line and along the arc of a curve concave northwest and having a radius of 1055.0 feet, and arc distance of 112.36 feet, said arc being subtended by a chord bearing and distance of South 36 degrees 22 minutes 52 seconds West, 112.31 feet; thence continue along said southeasterly line, South 39 degrees 25 minutes 56 seconds West, 19.07 feet; thence continue along said southeasterly line, and along the arc of a curve concave northwest and having a radius of 436.50 feet, an arc distance of 72.13 feet to the northeasterly line of said Tract "W", said arc being subtended by a chord bearing and distance of South 44 degrees 09 minutes 59 seconds West, 72.05 feet; thence on the boundaries of said Tract "W", run the following 3 courses: (1) South 40 degrees 06 minutes 54 seconds East, 10.06 feet; (2) South 49 degrees 53 minutes 06 seconds West, 15.00 feet; (3) North 40 degrees 06 minutes 54 seconds West, 10.30 feet to the point of beginning, being 0.66 acres, more or less, in area.

Together with non-exclusive easements for the benefit of the above described parcel as created by and set forth in that certain "Declaration of Reciprocal and Other Access and Utility Easements and Release of Reserved Rights and Easements Contained in that Special Warranty Deed with Reserved Rights and Easements and Grant of Easement dated December 29, 2006, and recorded in Official Records Book 2837, page 2109, Public Records of Clay County, Florida" by and between Eagles Landing Limited Partnership, a Virginia limited partnership and The South district recorded November 21, 2008 in Official Records Book 3066, page 1474, and re-recorded April 13, 2009 in Official Records Book 3098, page 36 of the Public Records of Clay County, Florida.

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Exhibit "B"

CLAY COUNTY
PLANNED UNIT DEVELOPMENT WRITTEN STATEMENT
VILLAGE OF ARGYLE

PROPERTY OWNER: EAGLE WELCOME CENTER CORPORATION
3973 EAGLE LANDING PARKWAY
ORANGE PARK, FL 32065

AGENT: SUSAN L. FRASER
SLF CONSULTING, INC.
3517 PARK STREET
JACKSONVILLE, FL 32205
904-591-8942

CURRENT ZONING: VILLAGES OF ARGYLE PUD

REQUESTED ZONING: VILLAGES OF ARGYLE PUD

PARCEL NUMBER: 12-04-24-005542-099-00

AREA: 0.67 ACRES

A. Location

The property is a 0.67 acre parcel located within the Villages of Argyle Development of Regional Impact (DRI) currently developed as the sales center office for the Rural Villages area of the DRI (the "Property"). The Property lies within Parcel 14G of the DRI. Access to the property is provided by Eagle Landing Parkway via a shared driveway serving the golf course and recreation facilities for the Rural Villages area of the DRI. See Attachment A.

B. Overview

The Property is subject to the terms of the Clay County Villages of Argyle DRI Development Order, as amended, and the Clay County Villages of Argyle Planned Unit Development zoning. The PUD (Clay County Ordinance 99-45 as amended), is proposed to be amended to permit certain Village Center uses on the Property.

This amendment is accomplished by changes to the PUD Written Statement and the PUD Site Plan:

- 1) Amending Part II – Proposed Master Development Plan to revise the description of Commercial Land Uses in the PUD Written Description to allow the requested uses in Rural Village.

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Parcel 14G Amendment

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- 2) Amending the description of Commercial/Village Center uses in Part III – Allowable Uses to identify those certain Village Center uses permitted on Parcel 14G.
- 3) Exempting the occupancy of the sales center by a permitted use without regard to parking and loading requirements or additional site plan review, provided no change in the size of the building is proposed and that landscaping and parking is not reduced over that existing on October 1, 2013. . Building permit approval is required, as applicable.

C. Proposed Amendments to PUD Written Statement

- Amendment of Part II of the existing PUD Written Statement
- 1) Subsection C. General Description of Land Uses of Part II is proposed to be amended as follows to describe the purpose and intent of Village Center uses within Rural Village:

Commercial

This land use classification will allow for several distinct types and intensities of retail use. The most intense use contemplated is major Commercial. This land use is shown in Parcel 4 in Middleburg Village and is planned as a retail/entertainment center that will serve a regional population and could include uses such as a mall, office, power center and other regional retail uses.

General commercial uses are shown surrounding the major commercial areas and are planned to develop as supporting retail uses that complement a regional retail/entertainment center. A wide variety of retail opportunities will occur in these areas, including uses such as banks, grocery stores, automobile sales centers, "big box" uses such as K-Mart, Target, and Wal-Mart, restaurants, showrooms and furniture sales.

The Village Centers are planned as the focal point of Ranch Village, Chimney Lakes and Country Village. These village centers will provide neighbors with daily retail and service needs. They are planned to be mixed use and of neighborhood scale with opportunities for the location of churches, small scale professional offices, civic uses such as libraries, post offices, resource centers, grocery stores, shops and boutiques, and other services such as dry cleaners, day care centers, bakeries, ice cream shops and a park. Within Rural Village, certain village center uses are permitted within Parcel 14 G, limited to 6,410 square feet. These uses are intended to serve the community by providing convenient office and/or retail services compatible with the golf course, gymnasium and active recreation activities that share access.

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2) That portion of Subsection D. of Part II of the adopted PUD Written Statement that describes the uses in Rural Village is amended as follows.

The addition of limited Village Center uses within Parcel 14G does not reduce the community recreation uses within Parcel 14G (the current use of the structure is a Sales Center) and does not reduce the acreage of community recreation provided in Rural Village below that required in the DRI Development Order.

The Parcel Acreage Breakdown Table for AFI Affiliated Villages adopted in subsection D of Part II identifies that Parcel 14G is 14 acres in area. Parcel 14G is the Community Center parcel within Rural Village; the acreage is established as 14 in order to meet the requirement for 14 acres of community recreation in Rural Village established in DRI Development Order Condition 8. Parcel 14G is not 14 acres in area; it actual area is 9.6 acres. Comprised of two parcels of land, 8.93 acres of Parcel 14G are developed with community center/ recreation uses including retail sales of food and limited goods to members and 0.67 acres are developed with the Eagle Landing Sales Center.

Special Condition 8. of the Village of Argyle DRI Development Order provides that the required 14 acres of community recreation within Rural Village may be met by recreation land so located, provided they are owned and managed by an association of residential owners. The pertinent section of the DO condition states:

8. Recreation. "An additional fourteen (14) acres of community recreation will be provided by AFI within Rural Village to serve Rural Village not later than such date that certificates of occupancy have been issues for thirty percent (30%) of the Residential Units permitted within Rural Village. Neighborhood or community recreation areas may be owned and managed by an association of residential owners as common open space or by a landowner, in the case of multi-family apartment units or other common ownership residential facilities such as assisted living sites."

Consistent with Development Order Special Condition 8., 14 acres of community recreation facilities have been provided in Rural Village as follows:

PA No. 005542-001-01	8.93 acres	Tennis, pool, gymnasium
PA No. 005541-004-49	1.14 acres	Tract H, Glen Eagles Subdivision
PA No. 005542-005-22	1.07 acres	Tract M, Oakmont Subdivision
PA No. 005542-005-24	1.13 acres	Tract O, Eagle Landing Phase 2
PA No. 005542-005-26	1.0 acres	Tract X, Eagle Landing Phase 2
PA. No. 005542-009-79	0.88 acres	Tract L, Southern Hills Subdivision
PA No. 005542-013-63	1.19 acres	Tract I, Torrey Pines Subdivision
PA No. 005541-004-50	0.32 acres	Tract HH, Royal Pines Subdivision
TOTAL	15.66 acres	

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All parcels listed are owned and managed by the South Village CDD.

Community recreation uses within Rural Village are provided on 15.66 acres, fulfilling the requirement for community recreation within Rural Village without the 0.67 acres developed with the Sales Center.

The descriptions of Chimney Lakes Village, Ranch Village, Middleburg Village, South Village and Country Village are unchanged; the proposed amendment applies only to the description of the uses in Rural Village :

D. Land Uses by Village

This section describes the character of each of the six villages within the Village of Argyle and provides data regarding land uses, acreage and development units within each of the villages. Exhibit 3 shows the boundaries and location of each village.

Rural Village

Rural Village is located in Clay County. Approximately 1,129 acres in size, this village is planned as a low-density, single family residential golf course community. An elementary school and Community Park will serve as the village's community facilities. The character of this village is centered around the extensive amount of preservation areas and open space that will be created by the 18-hole golf course. Certain Village Center uses are permitted within Rural Village on Parcel 14G, limited to 6,410 square feet of structure.

Amendment of Part III of the existing PUD Written Statement

The Allowable Uses section of the existing PUD Written Statement is amended as follows:

3) Paragraph 13 of Subsection A. Permitted Uses by Land Use is amended to identify the Village Center uses permitted on 0.67 acres of Parcel 14G within the Recreation and Open Space Land Use:

13. Recreation and Open Space / Community Recreation

The following uses shall be specifically allowed:

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- Playgrounds and playfields
- Private camps, camping grounds, parks and recreational areas,
- Open space, including natural vegetation, landscaping and water bodies,
- Essential services, including roads, water sewer, gas, telephone, stormwater, radio and electric.
- Community pools, pool houses, snack bars and associated parking.
- Community tennis courts
- Indoor gymnasiums and associated parking.
- Real estate sales center

Within Parcel 14G, certain Commercial/ Village Center uses shall be permitted within that 0.67 acre area identified by the Clay County Property Appraiser as Parcel Number 12-04-24-005542-099-00 and described in Attachment B by legal description. The following uses shall be permitted:

- Medical and dental or chiropractic offices and clinics;
- Professional and business offices;
- Retail outlets for the sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry, art, . . . florist shops, delicatessens, bakeries and similar uses;
- Service establishments such as barber or beauty shops, shoe repair, restaurants, interior decorators, self-service laundries or dry cleaners, tailors or dressmakers, laundry or dry cleaning pick up stations;
- Libraries, museums, community centers and other public and civic uses;
- Restaurants with on-premise consumption of alcohol,
- Neighborhood markets or other establishments including the retail sale of beer, or wine for off-premise consumption;
- Churches;
- Day care centers;
- Bed and breakfast inns;
- Residential use on second floor above retail or office use,
- Farmer's markets within the parking area, limited to 8 hours in any week (Monday to Sunday).

Part IV – Development Standards and Part VI – Performance Standards of this PUD document shall not apply to Village Center uses permitted on Parcel 14G provided the size of the existing structure is not modified to

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accommodate the Village Center use and parking and landscaping is not
reduced from that existing on October 1, 2013.

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(Faint handwritten notes at the bottom of the page)

1. Bearings shown hereon are based on the record bearing of N 33° 28' 04" W for the corner.

1. This survey was based on the Department of the Interior's "Right-of-Way" for Oil and Gas Leasing, which was published in the Federal Register on May 1, 1980.
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Plumb 4"x4" Concrete Monument
Panel

- 304 1/2" von Apco ALB 1964
- Porsche
- Power Line/Polo und Aurore
- Tollymore Line
- Cable TV Line
- Concrete Air Conditioner Pool
- Concrete Elec. Transformer Pdg.

* When searching the 'name' of the company, always check the last four digits of the card number. If you find the company, the last four digits of the card number will be the same.

Harold T. Eiland
Lkanda No 15 2342

[United & Associates, Inc.
Professional Surveyors & Mappers
Certificate of Authorization No. 15150]

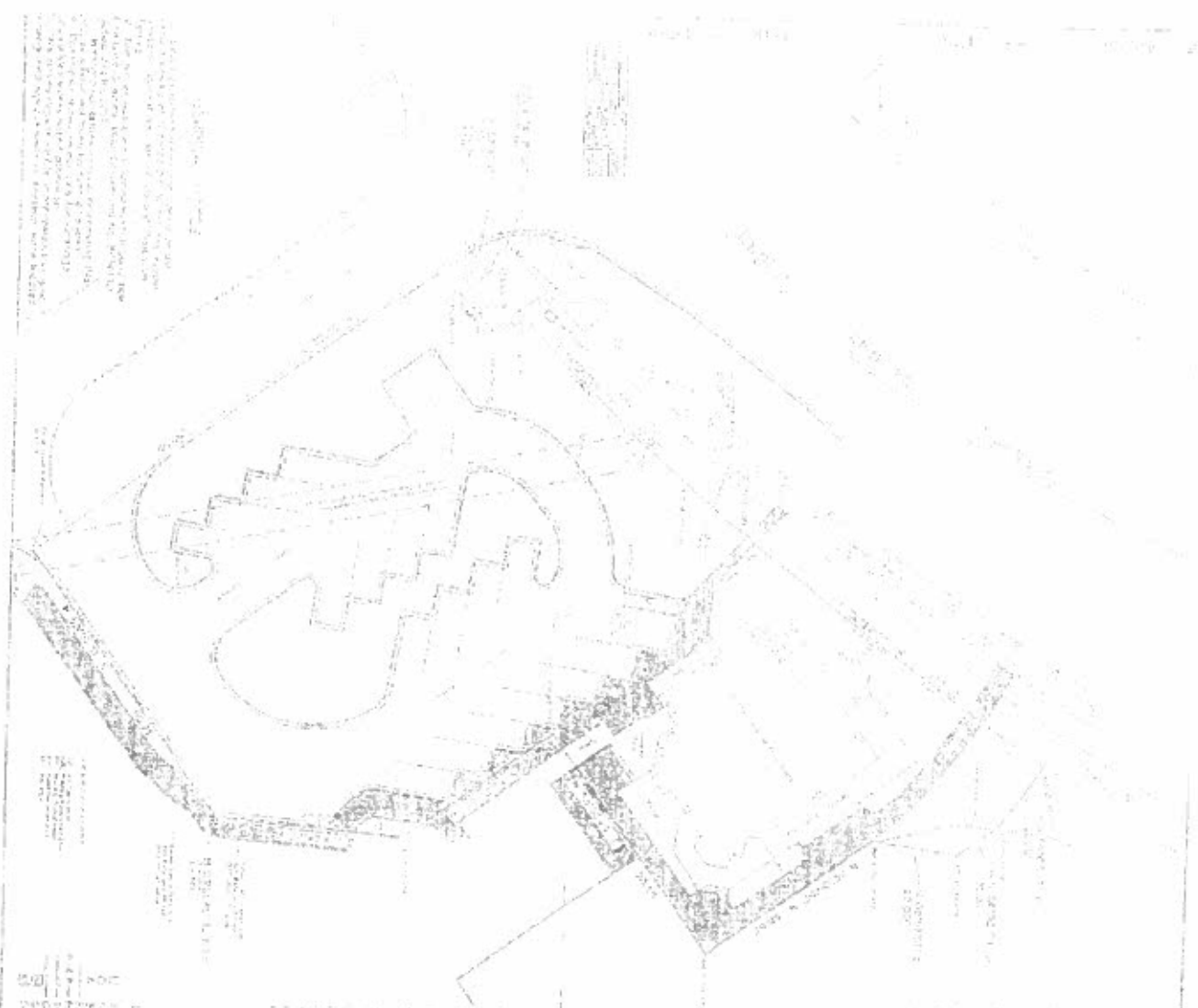
613 Blending Boulevard
Orange Park, Florida 3206
Telephone 404-212-1000

41600 7002

May 14, 2013

Call and for: Knight Western Leather Corporation
Commonwealth and Tule River Camps
Box of Virginia
Foley & Leonard d/b/a Florida Tule Agency

[illegible]



The following is a description of the building complex shown in the plan above. The complex is situated on a large, irregularly shaped plot of land. The main building is a large, multi-story structure with a complex internal layout. It consists of several interconnected wings and sections, each with its own set of rooms and corridors. The building is surrounded by a large, open area that appears to be a courtyard or a parking lot. The plan shows the following details:

- Building Layout:** The main building is divided into several distinct sections. The central section is the largest and contains the most rooms. It is surrounded by smaller, more specialized sections on the left and right sides. The internal layout is highly detailed, showing individual rooms, corridors, and service areas.
- Surrounding Area:** The building is surrounded by a large, open area that appears to be a courtyard or a parking lot. This area is divided into several smaller sections by low walls or fences. There are also some trees and landscaping indicated in the plan.
- Access and Egress:** The plan shows several points of access and egress from the building. There are main entrances on the left and right sides, and smaller exits throughout the complex. The surrounding area also has several access points, including a main road and several smaller paths.
- Other Features:** The plan includes several other features, such as a large, open area in the center, a smaller building on the right side, and a large, irregularly shaped area on the left side. These areas are labeled with various numbers and letters, indicating their specific functions and locations within the complex.

The plan is a technical drawing and should be used as a reference for the building's layout and structure. It is not intended to be a final construction document, but rather a preliminary plan for further development and design.