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Harold T. Eiland  
President

Eric V. Eiland  
V. President

## **Eiland & Associates, Inc.**

615 Blanding Blvd. Orange Park, Florida 32073  
Phone (904) 272-1000 Fax 272-5443

December 8, 2011

### **Legal description for B&B GCS Joint Venture**

#### **Easement "A"**

An easement for utilities covering a parcel of land situated in Lot 1, Block 1, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in the public records of said county in Deed Book "J", pages 273 and 274, said parcel also being a portion of Section 29, Block 1, according to plat of Bayard Tract recorded in Plat Book 1, page 34 of said public records, said parcel being more particularly described as follows:

Commence at the southwest corner of said Lot 1, Block 1, Bayard Tract; thence on the west line thereof, North 24 degrees 21 minutes 05 seconds West, 47.00 feet to the northwesterly line of those lands described in Official Records Book 3006, page 935 of said public records; thence on said northwesterly line, and on a northeasterly projection thereof, North 61 degrees 51 minutes 10 seconds East, 600.54 feet to a southwesterly line of Energy Cove Court as recorded in Official Records Book 3251, page 1137 of said public records; thence on said west line, North 28 degrees 08 minutes 50 seconds West, 54.22 feet to the point of beginning; thence continue North 28 degrees 08 minutes 50 seconds West, 6.40 feet; thence northeasterly, along the arc of a curve concave northwesterly and having a radius of 30.00 feet, and arc distance of 11.13 feet, said arc being subtended by a chord bearing and distance of North 14 degrees 36 minutes 38 seconds East, 11.07 feet; thence northeasterly, along the arc of a curve concave southeasterly and having a radius of 71.5 feet, an arc distance of 173.93 feet to the northwesterly line of those lands described in Official Records Book 3293, page 222 of said public records, said arc being subtended by a chord bearing and distance of North 73 degrees 40 minutes 17 seconds East, 134.11 feet; thence on said northwesterly line, South 53 degrees 21 minutes 48 seconds West, 10.00 feet to the northeasterly line of said Energy Cove Court; thence southwesterly, along said northerly line, and along the arc of a curve concave southeasterly, an arc distance of 150.10 feet, said arc being subtended by a chord bearing and distance of South 73 degrees 26 minutes 28 seconds West, 115.52 feet; thence southwesterly, along the arc of a curve concave northwesterly and having a radius of 18.50 feet, an arc distance of 18.18 feet to the

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point of beginning, said arc being subtended by a chord bearing and distance of South 32 degrees 39 minutes 00 seconds West, 18.01 feet.



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Harold T. Eiland  
President

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V. President

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615 Blanding Blvd. Orange Park, Florida 32073  
Phone (904) 272-1000 Fax 272-5443

December 8, 2011

### **Legal description for B&B GCS Joint Venture**

#### **Easement "B"**

An easement for utilities covering a parcel of land situated in Lot 1, Block 1, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in the public records of said county in Deed Book "J", pages 273 and 274, said parcel also being a portion of Section 29, Block 1, according to plat of Bayard Tract recorded in Plat Book 1, page 34 of said public records, said parcel being more particularly described as follows:

Commence at the southwest corner of said Lot 1, Block 1, Bayard Tract; thence on the west line thereof, North 24 degrees 21 minutes 05 seconds West, 47.00 feet to the northwesterly line of those lands described in Official Records Book 3006, page 935 of said public records; thence on said northwesterly line, and on a northeasterly projection thereof, North 61 degrees 51 minutes 10 seconds East, 600.54 feet to a southwesterly line of Energy Cove Court as recorded in Official Records Book 3251, page 1137 of said public records; thence on said west line, North 28 degrees 08 minutes 50 seconds West, 39.63 feet to the point of beginning; thence South 62 degrees 04 minutes 41 seconds West, 82.86 feet; thence North 72 degrees 11 minutes 03 seconds West, 69.88 feet; thence North 25 degrees 06 minutes 28 seconds West, 209.38 feet; thence South 29 degrees 51 minutes 02 seconds West, 8.09 feet; thence North 60 degrees 08 minutes 58 seconds West, 15.00 feet; thence North 29 degrees 51 minutes 02 seconds East, 120.97 feet to the northeasterly line of those lands described in Official Records Book 3271, page 163 of said public records; thence on said northeasterly line, South 61 degrees 09 minutes 18 seconds East, 15.00 feet; thence South 29 degrees 51 minutes 02 seconds West, 94.82 feet; thence South 25 degrees 06 minutes 28 seconds East, 213.37 feet; thence South 72 degrees 11 minutes 03 seconds East, 57.02 feet; thence North 62 degrees 04 minutes 41 seconds East, 58.46 feet; thence northeasterly, along the arc of a curve concave northwesterly and having a radius of 30.00 feet, an arc distance of 19.29 feet to said southwesterly line of Energy Cove Court, said arc being subtended by a chord bearing and distance of North 43 degrees 39 minutes 32 seconds East, 18.96 feet; thence on said southwesterly line, South 28 degrees 08 minutes 50 seconds East, 20.99 feet to the point of beginning.



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Harold T. Eiland  
President

Eric V. Eiland  
V. President

## Eiland & Associates, Inc.

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Phone (904) 272-1000 Fax 272-5443

December 8, 2011

### Legal description for B&B GCS Joint Venture

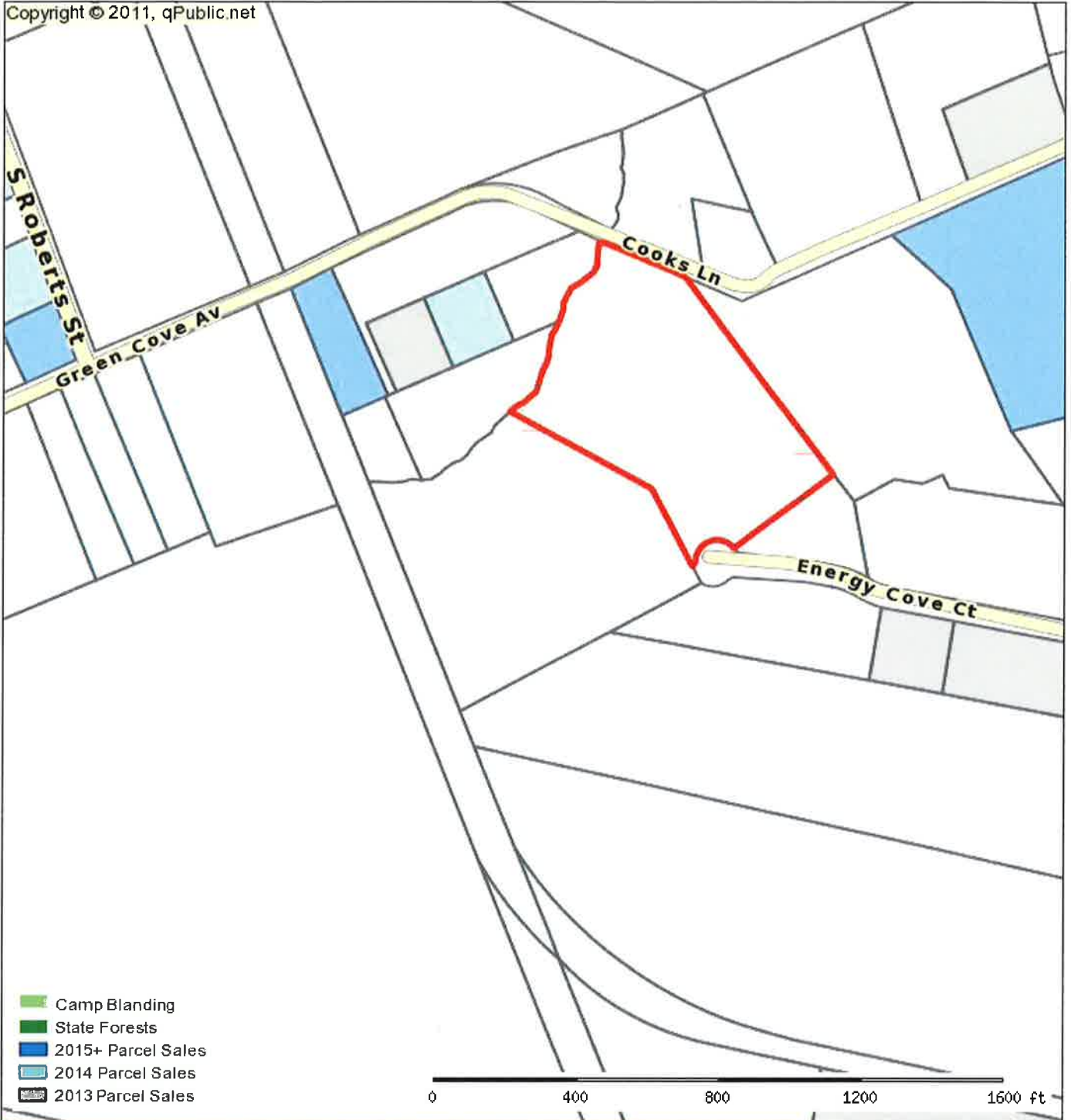
#### Easement "C"

An easement for utilities covering a parcel of land situated in Lot 1, Block 1, Bayard Tract, Clay County, Florida, according to map by Charles F. Smith, recorded in the public records of said county in Deed Book "J", pages 273 and 274, said parcel also being a portion of Section 29, Block 1, according to plat of Bayard Tract recorded in Plat Book 1, page 34 of said public records, said parcel being more particularly described as follows:

Commence at the southwest corner of said Lot 1, Block 1, Bayard Tract; thence on the west line thereof, North 24 degrees 21 minutes 05 seconds West, 47.00 feet to the northwesterly line of those lands described in Official Records Book 3006, page 935 of said public records; thence on said northwesterly line, and on a northeasterly projection thereof, North 61 degrees 51 minutes 10 seconds East, 600.54 feet to a southwesterly line of Energy Cove Court as recorded in Official Records Book 3251, page 1137 of said public records; thence on said west line, North 28 degrees 08 minutes 50 seconds West, 39.63 feet; thence South 62 degrees 04 minutes 41 seconds West, 82.86 feet; thence North 72 degrees 11 minutes 03 seconds West, 69.88 feet; thence North 25 degrees 06 minutes 28 seconds West, 209.38 feet; thence South 29 degrees 51 minutes 02 seconds West, 8.09 feet; thence North 60 degrees 08 minutes 58 seconds West, 15.00 feet; thence North 29 degrees 51 minutes 02 seconds East, 120.97 feet to the northeasterly line of those lands described in Official Records Book 3271, page 163 of said public records and the point of beginning; thence continue North 29 degrees 51 minutes 02 seconds East, 199.72 feet; thence North 57 degrees 51 minutes 10 seconds East, 254.30 feet; thence North 37 degrees 05 minutes 14 seconds West, 222.09 feet to the southwesterly line of Cooks Lane as survey prepared by Eiland & Associates, dated December 31, 2009; thence on said southwesterly line, South 67 degrees 48 minutes 41 seconds East, 26.19 feet; thence continue on said southwesterly line, and along the arc of a curve concave northeasterly and having a radius of 210.00 feet, an arc distance of 29.21 feet to the northeasterly line of those lands described in Official Records Book 3237, page 224 of said public records, said arc being subtended by a chord bearing and distance of South 71 degrees 47 minutes 46 seconds East, 29.18

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feet; thence on said northeasterly line, South 37 degrees 05 minutes 14 seconds East, 203.73 feet; thence South 52 degrees 54 minutes 46 seconds West, 30.00 feet; thence North 37 degrees 05 minutes 14 seconds West, 13.10 feet; thence South 57 degrees 51 minutes 10 seconds West, 251.86 feet; thence South 29 degrees 51 minutes 02 seconds West, 195.72 feet to said northeasterly line of lands described in Official Records Book 3271, page 163; thence on said northeasterly line, North 61 degrees 09 minutes 18 seconds West, 15.00 feet to the point of beginning.



**Clay County Appraiser**

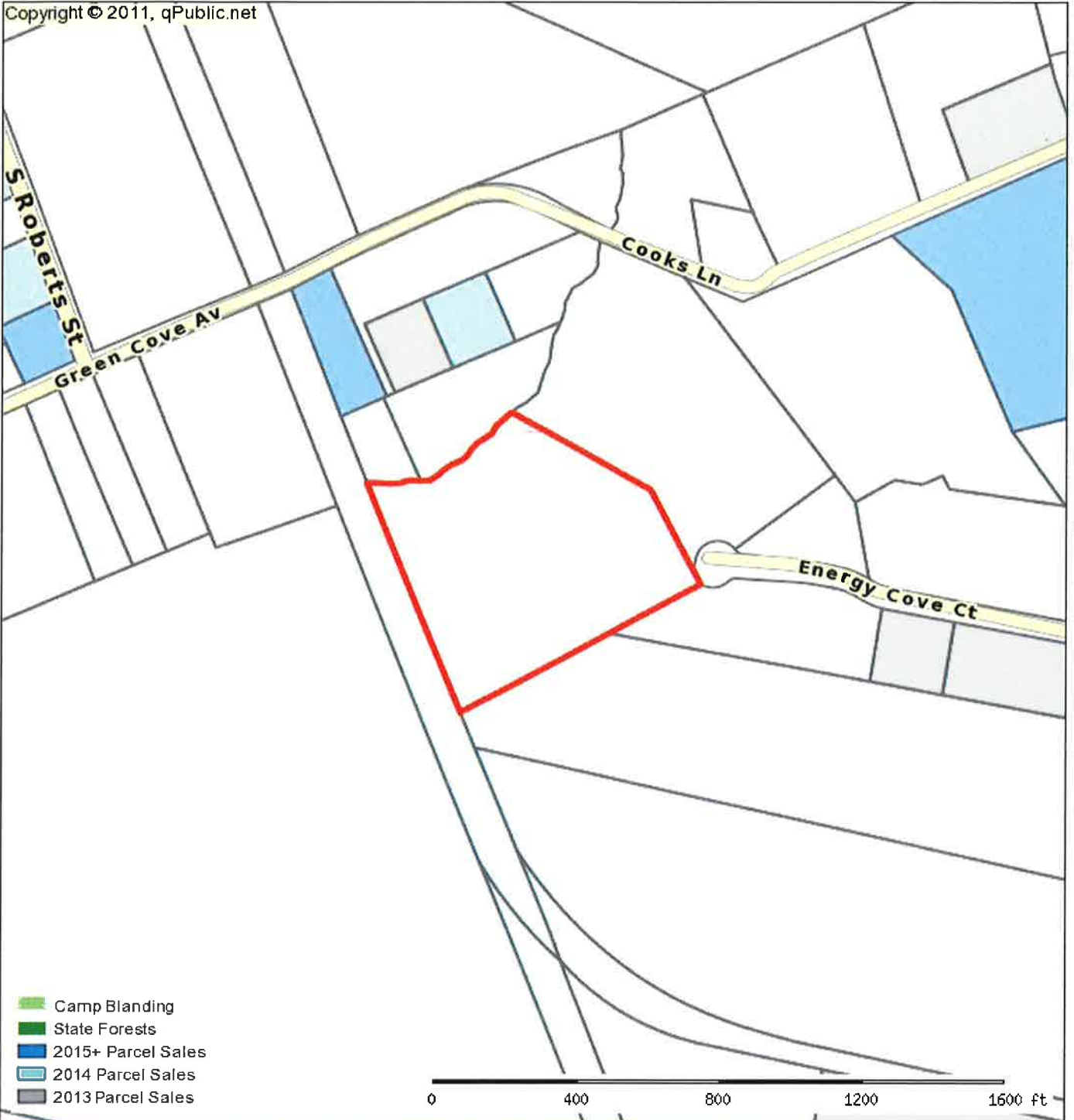
Parcel: 38-06-26-016562-000-00 Acres: 8.707

<b>Name:</b>	B&B GCS JOINT VENTURE	<b>Land Value:</b>	0
<b>Site:</b>	COOKS LN	<b>Building Value:</b>	0
<b>Sale:</b>	\$250,000 on 08-2010 Reason=Y Qual=U	<b>Misc Value:</b>	0
<b>Mail:</b>	C/O BILLY WAGER	<b>Just Value:</b>	217,675
	3838 RON RD	<b>Assessed Value</b>	1,436
	GREEN COVE SPRINGS, FL 32043	<b>Exempt Value</b>	0
		<b>Taxable Value</b>	1,436



The Clay County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER CLAY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Billy Byrom



**Clay County Appraiser**

Parcel: 38-06-26-016562-001-00 Acres: 9.2

Name:	ALTERNATE ENERGY TECHNOLOGIES	Land Value:	230,000
Site:	1345 ENERGY COVE CT	Building Value:	1,692,747
Sale:	\$320,000 on 05-2010 Reason=Y Qual=Q	Misc Value:	246,097
Mail:	LLC	Just Value:	2,168,844
	1345 ENERGY COVE CT	Assessed Value	2,168,844
	GREEN COVE SPRINGS, FL 320434307	Exempt Value	0
		Taxable Value	2,168,844



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