

**SIXTH SUPPLEMENT AND ENVIRONMENTAL RESTRICTIONS TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR MADEIRA AT ST. AUGUSTINE**

(Phase 2C Units 1 and 2)

THIS SIXTH SUPPLEMENT AND ENVIRONMENTAL RESTRICTIONS TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MADEIRA AT ST. AUGUSTINE (this “**Supplemental Declaration**”) is entered into as of this 22nd day of October, 2025, by PONCE ASSOCIATES, LLC, a Florida limited liability company (the “**Declarant**”), as joined by the MADEIRA AT ST. AUGUSTINE MASTER OWNERS’ ASSOCIATION, INC., a Florida not-for-profit corporation (the “**Association**”).

RECITALS:

A. The Declaration of Covenants, Conditions, Restrictions and Easements for Madeira at St. Augustine was recorded in Official Records Book 3095, Page 900, and has been modified by that certain First Supplement to Declaration of Covenants, Conditions, Restrictions and Easements for Madeira at St. Augustine recorded in Official Records Book 4095, Page 1274, that certain Second Supplement and Environmental Restrictions to Declaration of Covenants, Conditions, Restrictions and Easements for Madeira at St. Augustine (Phase 2A Unit 1) recorded in Official Records Book 4905, Page 266, that certain Third Supplement and Environmental Restrictions to Declaration of Covenants, Conditions, Restrictions and Easements for Madeira at St. Augustine (Phase 1C) recorded in Official Records Book 5573, Page 406, that certain Fourth Supplement and Environmental Restrictions to Declaration of Covenants, Conditions, Restrictions and Easements for Madeira at St. Augustine (Phase 2A, Unit 2) recorded in Official Records Book 5937, Page 1971, and that certain Fifth Supplement and Environmental Restrictions to Declaration of Covenants, Conditions, Restrictions and Easements for Madeira at St. Augustine (Phase 3) recorded in Official Records Book 6148, Page 479, all of the Public Records of St. Johns County, Florida (collectively, the “**Declaration**”).

B. Pursuant to Declarant’s right to amend as set forth in Article 17, Section 17.6 of the Declaration, the undersigned hereby amends the Declaration to add real property commonly known as Madeira Phase 2C, Units 1 and 2, as more particularly set forth herein.

C. Madeira Phase 2C, Units 1 and 2 is located on or near portions of the former Ponce de Leon Resort and Golf Course upon which certain agrichemicals, including but not limited to herbicides, pesticides, and fertilizers, were lawfully applied, resulting in certain soil and groundwater impacts.

D. Madeira Phase 2C, Units 1 and 2 have been assessed, sampled, managed and remediated by the Declarant under the direction of the Florida Department of Environmental Protection (the “**FDEP**”) to address the soil and groundwater impacts.

E. As a result of these efforts (discussed herein), the Declarant prepared a Declaration of Restrictive Covenant, which is recorded in Official Records Book 6238, Page 1800, Public

Records of St. Johns County, Florida for Madeira Phase 2C, Units 1 and 2 (the “**Environmental Restriction**”), which includes, but is not limited to the following provisions:

1. **A minimum of two (2) feet of clean fill to remain over Lots 150 through 184, inclusive, and Lots 189 to 226, inclusive, within the Additional Property (homes will be constructed over the clean fill);**
2. **Certain roadways to remain as impervious surface**
3. **Certain areas to remain covered with a minimum of two (2) feet of clean fill; and**
4. **No use of groundwater for any purpose.**

NOW, THEREFORE, the parties hereby amend the Declaration as follows:

1. Recitals. The above Recitals are true and correct and are incorporated herein by this reference.

2. Annexation. Pursuant to Article 2, Section 2.2 of the Declaration, the Declarant may annex additional property and may make such additional property subject to the governing provisions of the Declaration. The Declarant hereby annexes the additional property described in Exhibit “A” attached hereto and incorporated herein by this reference to the Declaration (the “**Additional Property**”) and makes the Additional Property subject to the governing provisions thereof. From and after the date of this Supplemental Declaration, the Additional Property shall be owned, improved, transferred and occupied subject to the Declaration, as may be amended and supplemented from time to time in accordance with the terms of the Declaration. Further, from and after the date of this Supplemental Declaration, the Additional Property shall be deemed to be included in the definition of “**Property**” wherever used in the Declaration, and all easements and restrictions set forth in the Declaration shall apply to the Additional Property. The Declaration and this Supplemental Declaration shall run with title to the Additional Property and shall bind all persons having any right, title or interest in or to the Additional Property, and their respective heirs, legal representatives, successors, successors-in-title and assigns. The Additional Property is also described in the Plat of Madeira at St. Augustine Phase 2C, Units 1 and 2, as may be subsequently recorded in the Public Records of St. Johns County, Florida.

3. Environmental Management Activities. Prior to initiating development activities, the Declarant sampled the soil and groundwater throughout the Additional Property to identify any environmental impacts. As a result of these assessment activities, portions of the Additional Property have been managed, remediated and sampled to address the presence of impacted soil and groundwater on or under the Additional Property (as listed above), including, but not limited to, capping and covering certain Lots with at least two (2) feet of clean soil (homes will be constructed above the clean fill), installing an impervious surface in the form of an asphalt cap over the roadways, and prohibiting any use of groundwater under the Additional Property, in accordance with Florida laws and under the review of the FDEP (the “**Environmental Activities**”).

4. Environmental Restriction. Following the completion of the Environmental Activities, the Declarant recorded the Environmental Restriction to require the roadways and clean fill to remain and prohibit the use of groundwater from the Additional Property. The Environmental Restriction is recorded in Official Records Book 6238, Page 1800, Public Records of St. Johns County Florida and is incorporated herein by this reference. To the extent the Declaration, this Supplemental Declaration, or any plat grants an Owner the right to use any portion of the Additional Property that is subject to the Environmental Restriction, such use shall be subject and subordinate to the Environmental Restriction and any amendments to the Environmental Restriction. The purpose and the powers of the Association shall also include responsibility for all aspects of compliance with the Environmental Restriction including, without limitation, responsibility to complete and fulfill any and all obligations of the Declarant, as may be required by the Environmental Restriction, including, but not limited to, enforcing compliance with all maintenance and inspection protocols set forth in the Environmental Restriction. The inspection and maintenance requirements for the Environmental Restriction are documented in an Engineering Control Maintenance Plan, which is incorporated herein by this reference. Costs and expenses of the Association incurred under the Environmental Restriction and Engineering Control Maintenance Plan shall be a Common Expense of the Association. As more particularly set forth in the Environmental Restriction, no change to the Environmental Restriction can occur without the prior written approval of the FDEP.

5. Pool Installation Below Minimum Two (2) Feet of Clean Fill. Construction of pools below or within the Lots that are required to maintain the two (2) feet of clean fill (as set forth in the Environmental Restriction) is not prohibited, provided that such construction is completed pursuant to the terms of the Pool Installation Protocol, which is attached to the Engineering Controls Maintenance Plan. The Pool Installation Protocol sets forth a specific process for installing, maintaining and removing a pool on the Lots where the Environmental Restriction applies, including but not limited to approval requirements by the Architectural Review Board, notification to the FDEP, soil removal requirements, construction standards and details, and reporting requirements. The Architectural Review Board shall only approve pools that comply with the strict requirements set forth in the Declaration, this Supplemental Declaration, the Environmental Restriction, the Engineering Control Maintenance Plan and the Pool Installation Protocol. Once constructed, the pool and associated improvements (including, but not limited to any patio) will serve as a replacement for the minimum two (2) feet of clean fill. Any changes to the pool, including but not limited to removal of the pool, shall not occur without first securing the approval of the Association. Following approval of the change by the Association, notice of the change must be provided to the FDEP.

6. Amendment to Environmental Restriction. The Environmental Restriction may not be amended, removed or superseded without the prior written approval of Declarant and FDEP, which approval may be withheld in Declarant's or FDEP's sole discretion. Additionally, the Environmental Restriction may be enforced by FDEP and/or the Association.

7. Penalties for Violation of the Environmental Restriction. If applicable to a specific Lot, every Owner and Owner's contractors, subcontractors and other agents shall comply with the Environmental Restriction. Failure to comply with the Environmental Restriction shall be grounds for immediate action for enforcement in accordance with the rules and procedures set forth in Article 10 of the Declaration, including, but not limited to the ability to impose Special

Assessments against the Lot owned by the Owner, injunctive relief, an action to recover sums due for damages, or any combination thereof (all of which are non-exclusive remedies). These powers shall be in addition to and separate and independent of the enforcement authority of the FDEP.

8. Penalties for Violation of Pool Installation Protocol. Any construction of a pool that does not specifically comply with the terms of the Engineering Control Maintenance Plan and Pool Installation Protocol is strictly prohibited. Failure to comply with the Engineering Control Maintenance Plan and/or Pool Installation Protocol shall also be grounds for immediate action for enforcement in accordance with the rules and procedures set forth in Article 10 of the Declaration, including, but not limited to the ability to impose Special Assessments against the Lot owned by the Owner, injunctive relief, an action to recover sums due for damages, or any combination thereof (all of which are non-exclusive remedies). These powers shall be in addition to and separate and independent of the enforcement authority of the FDEP.

9. Acknowledgement of Environmental Restriction. Each Owner shall be deemed to have taken title to his or her Lot with knowledge of, and subject to, the aforementioned risks and restrictions in the Environmental Restriction, if applicable.

10. Exception to Marketable Record Title Act for the Environmental Restriction. The Environmental Restriction shall run with title to the Additional Property in perpetuity due to a statutory exclusion from the Marketable Records Title Act. In the event that the Association becomes defunct or ceases to exist, the Environmental Restriction will still apply to the Additional Property and continue in perpetuity. Prior to taking any action to dissolve or terminate the Association, the Association agrees to notify the FDEP Division of Waste Management.

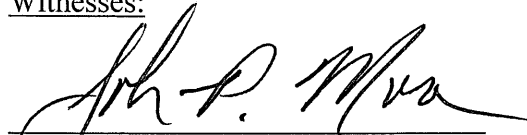
11. Use of Defined Terms. The use of any capitalized terms or terms that are not defined in this Supplemental Declaration shall have the meaning set forth in the Declaration.

12. Ratification. As specifically amended hereby, all of the terms and provisions of the Declaration shall remain in full force and effect. In the event of any conflict between the provisions of the Declaration and the provisions of this Supplemental Declaration, the provisions of this Supplemental Declaration shall supersede and prevail.

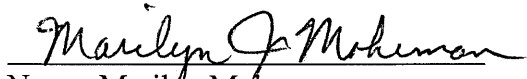
[Remaining of Page Specifically Left Blank – Signature Pages and Exhibit Follow]

IN WITNESS WHEREOF, the Declarant has caused this Supplemental Declaration to be executed by its duly authorized representative as of the day and year first above written.

Witnesses:



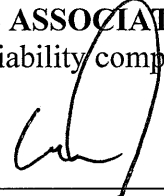
Name: John P. Moore
Address: 1548 The Greens Way, Suite 6
Jacksonville Beach, FL 32250



Name: Marilyn Mohrman
Address: 1548 The Greens Way, Suite 6
Jacksonville Beach, FL 32250

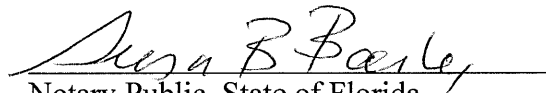
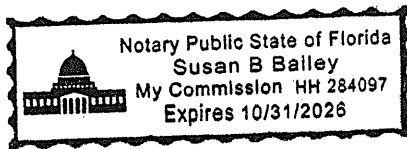
DECLARANT:

PONCE ASSOCIATES, LLC, a Florida
limited liability company

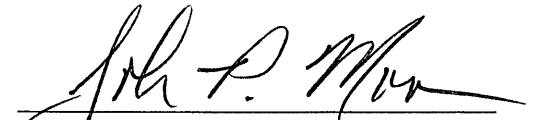

By: _____
Name: William R. Lanius
Title: President

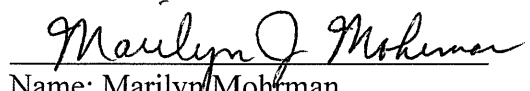
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence this 22nd day of October, 2025, by William R. Lanius as President of Ponce Associates, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.


Notary Public, State of Florida
Name: Susan B. Bailey
My Commission Expires: 10/31/2026
My Commission Number is: HH 284097

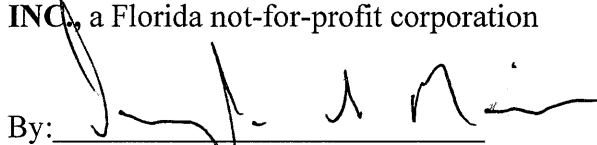
Witnesses:


Name: John P. Moore
Address: 1548 The Greens Way, Suite 6
Jacksonville Beach, FL 32250


Name: Marilyn Mohrman
Address: 1548 The Greens Way, Suite 6
Jacksonville Beach, FL 32250

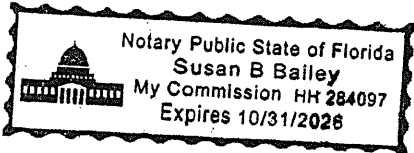
ASSOCIATION:

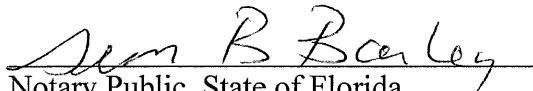
**MADEIRA AT ST. AUGUSTINE
MASTER OWNERS' ASSOCIATION,
INC.**, a Florida not-for-profit corporation

By: 
Name: Douglas G. Maier
Title: President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence this 22nd day of October, 2025, by Douglas G. Maier, as President of Madeira at St. Augustine Master Owners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me.




Notary Public, State of Florida
Name: Susan B. Bailey
My Commission Expires: 10/31/2026
My Commission Number is: HH 284097

CONSENT OF MORTGAGEE

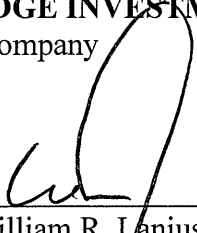
The undersigned lender (“**Lender**”) hereby certifies that it is the owner and holder of a Mortgage and Security Agreement (the “**Mortgage**”) on the property described in **Exhibit “A”**, recorded in Official Records Book 2693, Page 222, as modified by that certain Mortgage Modification Agreement dated August 31, 2008 and recorded on September 15, 2008 in Official Records Book 3123, Page 160, as assigned by instrument dated January 10, 2011 and recorded on January 20, 2011 in Official Records Book 3400, Page 682, and further amended and restated by instrument recorded in Official Records Book 3400, Page 1381, and affected by the Subordination Agreements recorded in Official Records Book 4616, Page 1043 and Official Records Book 4692, Page 1940; and as assigned to TIDERIDGE INVESTMENTS LLC, a Delaware limited liability company, by that certain Assignment of Note, Mortgage and Other Loan Documents dated August 28, 2025 and recorded September 5, 2025 in Official Records Book 6215, Page 1569; and as affected by that certain Second Amended And Restated Mortgage, Security Agreement, and Financing Statement dated August 28, 2025 and recorded September 5, 2025 in Official Records Book 6215, Page 1574; and as further affected by that certain Amended and Restated Assignment of Rents, Leases And Deposits, dated August 28, 2025 and recorded September 5, 2025 in Official Records Book 6215, Page 1601, all of the Public Records of St. Johns County, Florida, and that the undersigned hereby consents to the recording of the SIXTH SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MADEIRA AT ST. AUGUSTINE for Phase 2C Units 1 and 2 (the “**Supplemental Declaration**”) and to subordinate the lien of the Mortgage to the Declaration; provided, however, Lender does not consent to the subordination of the lien of the Mortgage to any liens, or any rights and remedies of the Association relating to such liens, granted to the Association under the Declaration.

For the purpose of clarity, the lien of the Mortgage shall remain superior to any liens granted to the Association under the Declaration, and the Mortgage shall remain in full force and effect upon the exercise by the Association of any of its rights and remedies relating to any liens granted to the Association under the Declaration.

Made as of this 22nd day of October, 2025.

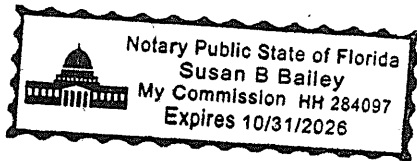
LENDER:

TIDERIDGE INVESTMENTS LLC, a Delaware limited liability company

By: 
Name: William R. Lanius
Title: President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence this 22nd day of October, 2025, by William R. Lanius as President of Tideridge Investments LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me.



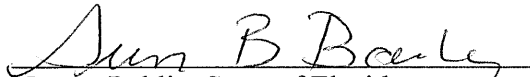

Notary Public, State of Florida
Name: Susan B. Bailey
My Commission Expires: 10/31/2026
My Commission Number is: HH 284097

Exhibit "A"

Additional Property – Madeira at St. Augustine Phase 2C, Units 1 and 2

UNIT 1:

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 188, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE NORTH 72°20'02" EAST, ALONG THE SOUTHERLY LINE OF LOT 188 OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, 192.50 FEET; THENCE SOUTH 26°29'00" EAST, 259.79 FEET; THENCE SOUTH 13°01'04" EAST, 738.80 FEET; THENCE SOUTH 01°24'03" WEST, 232.54 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 860.00 FEET, AN ARC DISTANCE OF 136.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°03'43" WEST, 136.69 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 29.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°26'54" WEST, 27.25 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°36'25" WEST, 87.23 FEET; THENCE SOUTH 50°04'07" WEST, 52.92 FEET; THENCE SOUTH 69°12'20" WEST, 115.00 FEET; THENCE SOUTH 61°31'12" WEST, 332.99 FEET; THENCE NORTH 25°19'14" WEST, 285.99 FEET; THENCE NORTH 18°12'13" WEST, 367.26 FEET; THENCE NORTH 24°27'28" WEST, 267.79 FEET; THENCE NORTH 00°26'49" WEST, 89.71 FEET; THENCE NORTH 11°49'09" EAST, 89.09 FEET; THENCE NORTH 02°13'38" WEST, 73.56 FEET; THENCE NORTH 07°47'30" WEST, 122.14 FEET; THENCE NORTH 34°55'42" EAST, 60.36 FEET, TO THE SOUTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C; THENCE EASTERLY; SOUTHEASTERLY, SOUTHERLY, AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: NORTH 71°59'38" EAST, 362.57 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 2: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 632.00 FEET, AN ARC DISTANCE OF 66.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°29'53" EAST, 66.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 26°29'00" EAST, 6.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 4: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 15.98 FEET, SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°39'03" EAST, 15.98 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 5: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°24'15" WEST, 36.10 FEET; COURSE NO. 6: SOUTH 22°05'25" EAST, 50.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 7: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 42.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°10'42" EAST, 37.86 FEET; COURSE NO. 8: NORTH 80°07'55" EAST, 54.23 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 9: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 27.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°01'16" WEST, 27.50 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 610.00 FEET, AN ARC DISTANCE OF 15.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°55'13" WEST, 15.88 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH:

UNIT 2:

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 185, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, AS RECORDED IN MAP BOOK 113, PAGES 35 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, EASTERLY; AND NORTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 632.00 FEET, AN ARC DISTANCE OF 32.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°02'53" EAST, 32.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 63°31'00" EAST, 110.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 3: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND

DISTANCE OF SOUTH 71°29'00" EAST, 35.36 FEET; COURSE NO. 4: NORTH 63°31'00" EAST, 60.00 FEET; COURSE NO. 5: NORTH 26°29'00" WEST, 55.00 FEET; COURSE NO. 6: NORTH 63°31'00" EAST, 28.33 FEET; THENCE SOUTH 30°20'24" EAST, 46.55 FEET; THENCE NORTH 85°48'19" EAST, 142.00 FEET; THENCE SOUTH 64°59'48" EAST, 222.97 FEET; THENCE SOUTH 29°15'38" EAST, 332.93 FEET; THENCE SOUTH 21°47'00" EAST, 388.87 FEET; THENCE SOUTH 04°09'00" EAST, 583.08 FEET; THENCE SOUTH 11°54'33" WEST, 298.79 FEET; THENCE SOUTH 77°30'55" WEST, 135.97 FEET; THENCE NORTH 82°22'28" WEST, 309.24 FEET, TO THE EASTERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2C UNIT 2, AS RECORDED IN MAP BOOK __, PAGES __ THROUGH __, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES: COURSE NO. 1: NORTH 01°24'03" EAST, 232.54 FEET; COURSE NO. 2: NORTH 13°01'04" WEST, 738.80 FEET; COURSE NO. 3: NORTH 26°29'00" WEST, 259.79 FEET, TO THE SOUTHERLY LINE OF SAID PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1C, THENCE CONTINUING NORTH 26°29'00" WEST, ALONG LAST SAID LINE, 347.43 FEET, TO THE POINT OF BEGINNING.