

October 21, 2024

Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

[RECEIVED NOV 12 2024
CLK]

Re: Docket No. 20240124-WU

The information provided herein was originally requested to be submitted on or before Thursday, September 26, 2024. The submission date was extended until Wednesday, November 6, 2024, to provide additional time for compliance. Thank you for the courtesies extended in this matter.

BACKGROUND

Quail Heights Country Club was purchased by the current owners on or about May 26, 2016. The purchase of Quail Heights included a potable water system. The water system serves to provide potable water for the club house and serves approximately 46 residential units. The owners of Quail Heights Country Club did not develop, nor do they own, any of the residential units. None of the connections to the water system are metered. Billing for residential units is \$15 monthly and is based on a flat rate. The rate was established prior to current ownership and has not been increased since the purchase. Quail Heights Country Club has provided service to the water system at a loss since having been purchased by the current owners.

The owners of Quail Heights Country Club would like local government and/or a private third party to assume responsibility for the residential water customers. Both Columbia County, Florida and the City of Lake City, Florida have been asked if they have any interest in acquiring the system. Both have indicated that an answer could not be given until "due diligence" has been performed. To date, neither government has initiated the due diligence process.

I am responding to your letter dated August 29, 2024. For ease of review, I will respond in the same order as presented in your letter.

1.) **DATE ESTABLISHED** – The exact date the utility was established is unknown. Based on the public records found, Quail Heights Subdivision was platted (**Exhibit A1**) in July 1971. The earliest archived rate cards (**Exhibit B1-B3**) found in the office of the Columbia County Property Appraiser pertaining to the property now known as Quail Heights Country Club are dated 1972. Based on this information, the utility was created in 1971 or 1972.

2.) **LEGAL DESCRIPTION** – Columbia County did not issue any type of "licensure" for the area served by Quail Heights Utilities, LLC. A partial legal for the area that could be

COM _____
AFD 1 Large map
APA _____
ECO _____
ENG _____
GCL _____
IDM _____
CLK _____

served by the utility is attached (**Exhibit D1-D2**). A full legal is attached to the Special Warranty Deed (**Exhibit C1-C7**)

- 3.) **LAND RIGHTS** – A copy of the Special Warranty Deed for Quail Heights Country Club is attached (**Exhibit C1-C7**).
- 4.) **AUTHORIZATION OF RATES** – The current rate of \$15 monthly was established prior to the current ownership. The rate has not increased since the purchase by the current owners.
- 5.) **TARIFF** – Quail Heights Utilities, LLC is not applying for a Tariff currently. A final decision will be made after discussions with local government and third-party utility providers to assume the utility are concluded.
- 6.) **SYSTEM MAP** – A system map does not exist for this utility; therefore, a map is in the process of being created. The map will not be complete for a few weeks. The map will be forwarded when available.
- 7.) **TERRITORY MAP** – A PDF of a county tax assessment map identifying the “Territory” is attached. A printed copy of the map at a scale of 1” = 400’ will be forwarded with the System Map.

Please advise if you have any questions.

Sincerely,



Chet Carter
161 SW Quail Heights Terrace
Lake City, FL 32025

QUAIL HEIGHTS

A SUBDIVISION OF A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.



DESCRIPTION:
 COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16, EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N. 4° 21' E., ALONG THE WEST LINE OF THE NW 1/4 OF THE SE 1/4, 630.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE N. 4° 21' E., ALONG SAID WEST LINE OF NW 1/4 OF SE 1/4, 600.0 FEET, THENCE RUN S 87° 09' 20" E., 1759.07 FEET TO THE WESTERLY LINE OF STATE ROAD NO. 5-341, THENCE RUN S 31° 05' W., ALONG SAID WESTERLY LINE OF SAID STATE ROAD, 632.60 FEET, THENCE RUN N 88° 47' 52" W., 1477.49 FEET TO THE POINT OF BEGINNING, SAID LAND LYING IN THE NW 1/4 OF SE 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, AND CONTAINING 210-ACRES MORE OR LESS.

DEDICATION:
 KNOW ALL MEN BY THESE PRESENT THAT JAMES R. TISON AND NADINE TISON, HIS WIFE, OWNERS, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE KNOWN AS "QUAIL HEIGHTS", AND DEDICATE TO THE USE OF THE PUBLIC THE STREETS SHOWN HEREON.

WITNESS James R. Tison SIGNED James R. Tison
 WITNESS Nadine Tison SIGNED Nadine Tison
 DATE July 7, 1971

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT I AM A DULY QUALIFIED LAND SURVEYOR AND THAT THE LAND HEREON DESCRIBED HAS BEEN SURVEYED, LAIDOUT, SUBDIVIDED, AND PLATTED, AS SHOWN ON THIS PLAT, UNDER MY DIRECTION AND P.R.M.'S HAVE BEEN SET.

SIGNED B. G. Moore
 B. G. MOORE, LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 439

APPROVED BY BOARD OF COUNTY COMMISSIONERS COLUMBIA COUNTY, FLORIDA
 SIGNED Robert H. Pickett, CHAIRMAN
 ATTEST W. E. Crews, CLERK
 DATE 7-6-71

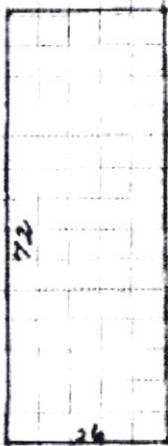
NOTE:
 ALL CORNER MARKERS ARE 4" x 4" x 16" CONC. MONU EXCEPT THOSE DENOTED AS P.R.M.'S

ACKNOWLEDGEMENT:
 STATE OF FLORIDA
 COUNTY OF COLUMBIA
 ON THIS 7th DAY OF July, 1971, PERSONALLY APPEARED BEFORE ME JAMES R. TISON AND NADINE TISON, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION FOR THE PURPOSES THEREIN EXPRESSED.

SIGNED Faye H. Bowling
 NOTARY PUBLIC, MY COMMISSION EXPIRES June 5, 1975

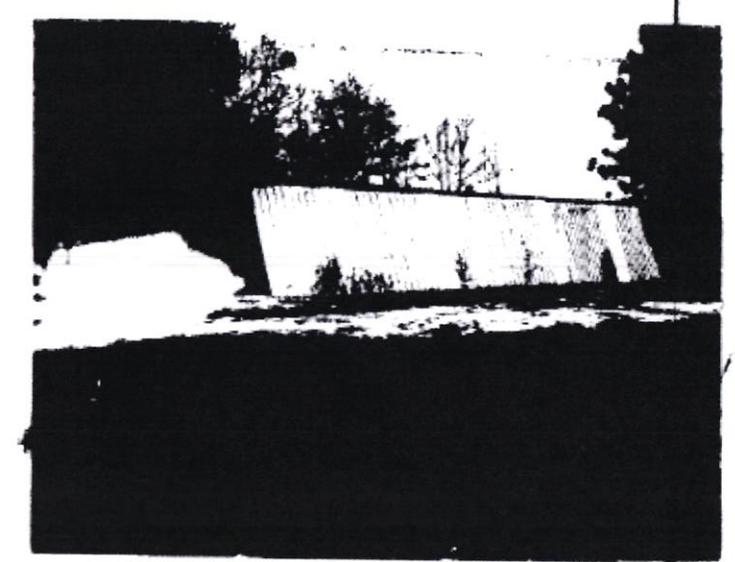
CLERK'S NO. 71-5603
 State of Florida, County of Columbia
 Filed for record on this 20th day of December, 1971, and recorded in Official Record Book No. 3, page 124.
 Witness my hand & official seal this day and at the place above written.
 W. E. CREWS, Clerk of County
 By [Signature]

SEC.	TWP.	RGE.	SUBD.	N.B.B. / B.L.E.	LOT	NO. OF CARDS	CARD NO.	IMPR. TYPE	NO. OF STORES		
						2	2		1		
STRUCTURAL ELEMENTS											
SUBSTRUCTURE		ROOF FRAMING			INTERIOR FINISH			ELECTRICAL			
0	<input checked="" type="checkbox"/> CONTINUOUS FOOTING	0	IRREGULAR			0	PLASTERED & FURRED		0	MAXIMUM	
1	PIERS	1	FLAT			1	PLASTERED SHEET		1	ABOVE AVERAGE	
2	SPREAD FOOTING	2	<input checked="" type="checkbox"/>	GABLE / HIP			2	DRY WALL TAPES		2	AVERAGE
3	SPECIAL FOOTINGS	3	SHED			3	PANELING, AVG.		3	MINIMUM	
4	EARTH	4	BAR JOIST / WOOD FRAME			4	PANELING, CUSTOM		4	NONE	
		5	WOOD FRAME / TRUSS			5	PANELING-PLASTER-D-WALL				
FLOOR SYSTEMS		ROOF COVER & DECK			SHAPE FACTOR						
0	<input checked="" type="checkbox"/> SLAB ON GRADE	7	NEW / PRESTRESS CONC.			0	WOOD - WALL BOARD		0	<input checked="" type="checkbox"/> 4 CORNERS	
1	WOOD W/O SUB FLOOR					1	MASONRY		1	6 CORNERS	
2	WOOD W/ SUB FLOOR					2	UNFINISHED		2	8 CORNERS	
3	SLAB, PLATFORM HEIGHT					3	CEILING FIN ONLY (AVG)		3	10 CORNERS	
4	STRUCTURAL SLAB	0	BUILT UP / WOOD			4	CEILING FIN ONLY (MIN)		4	12 CORNERS	
5	EARTH	1	BUILT UP / COMPOSITION			5	NONE		5	14 + CORNERS	
		2	BUILT UP / METAL / SYMBOUM								
EXTERIOR WALLS		COMPOSITION SHINGLE			PARTITION FACTOR			DEPRECIATION			
0	CONCRETE BLOCK	3	COMPOSITION SHINGLE			10	72		YEAR BUILT		
1	SHING ABOVE AVERAGE	4	ASBESTOS / WOOD SHINGLE			NO. ROOMS COMM ONLY			OTHER DEPRECIATION		
2	SHING AVERAGE	5	<input checked="" type="checkbox"/> CORRUGATED METAL						+		MORE DEPRECIATION
3	SHING MINIMUM	6	METAL SHINGLE			-		LESS DEPRECIATION			
4	CONCRETE BLOCK STUCCO	7	CEMENT TILE			PAINT & DECOR.			EXTRA FEATURES		
5	COMMON BRICK	8	CLAY TILE			0	MAXIMUM		0	DRIVES & WALKS	
6	CEMENT BRICK	9	CORRUGATED ASBESTOS			1	ABOVE AVERAGE		1	PAVING	
7	FACE BRICK / STONE	10	ROLL ROOFING			2	<input checked="" type="checkbox"/> AVERAGE		2	BUILDING FRONT	
8	CONC. BLOCK - BRICK					3	MINIMUM		3	FENCES	
9	CONC. BLOCK - WOOD					4	NONE		4	FIREPLACE	
10	WOOD STUCCO								5	STOVE-OVER, BUILT-IN	
		CAS. & MILLWORK			HTG. & AIR CONDT.						
0	PRECAST PANELS	0	MAXIMUM			0	HEATING & COOL. PACKAGE		6	DISHWASHER	
1	CORRUGATED METAL	1	ABOVE AVERAGE			1	HEATING W / DUCTS		7	OPEN PATIO	
2	REFINISHED METAL	2	AVERAGE			2	HTG. & COOL. SPLIT		8	UNIT AIR CONDITIONER	
3	UNFINISHED	3	MINIMUM			3	WALL / FLOOR FURNACE		9	INTERCOM	
4	GLASS	4	<input checked="" type="checkbox"/> NONE			4	STEAM HEAT		10	VENTILATOR / FANS	
5	UNFINISHED					5	RADIANT HEAT		11	ALARM SYSTEM	
HEIGHT FACTOR		FLOOR FINISH			PLUMBING						
0	<input checked="" type="checkbox"/> BASE HEIGHT	0	TERRAZZO WOOD.			NUMBER OF FIXTURES					
1	FIRST FLOOR HEIGHT	1	ASPHALT TILE								
2		2	VINYL OR CORK TILE			0	FLOOR & WALL		17	ELEVATOR	
3		3	PINE / SOFT WOOD			1	FLOOR & 1/2 WALL		18	FIRE PROTECTION	
4		4	HARDWOOD / PARQUE			2	WALL ONLY		19	SCREEN ENCL.	
5		5	CARPETING			3	1/2 WALL		20	CUSTOM BATH	
6		6	TERRAZZO STRIP			4	FLOOR ONLY				
7		7	HARD TILE			5	<input checked="" type="checkbox"/> NONE				
PARTY WALL FAC.		STRUCTURAL FRAME			BATH TILE						
0	<input checked="" type="checkbox"/> NONE	0	CARPET COMBINATION			0	FLOOR & WALL				
1	30% COM. WALL	1	VINYL ASS. TILE			1	FLOOR & 1/2 WALL				
2	50% COM. WALL	2	NO. WD. - TERR. / TILE			2	WALL ONLY				
3		3	MONO. TERRAZZO - CONC.			3	1/2 WALL				
4		4	CONCRETE FINISHED			4	FLOOR ONLY				
5		5	EARTH			5	<input checked="" type="checkbox"/> NONE				



B-2

BUILDING MEASUREMENTS



Prepared by and return to:
BRUCE EDWARD SANDS
Attorney at Law
HENDERSON, FRANKLIN, STARNES & HOLT, P.A.
1715 Monroe St. P. O. Box 280
Fort Myers, FL 33902
239-344-1150
File Number: **BES 27938-7**

Inst:201612008883 Date:5/27/2016 Time:9:53 AM
Doc Stamp-Deed:7000.00
P.C.P.DeWitt Cason,Columbia County Page 1 of 7 B:1315 P:2049

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Special Warranty Deed

This **Special Warranty Deed** made this 26th day of May, 2016 between **Patriot Green Oak, LLC**, a Florida limited liability company whose post office address is **1120 Post Road, 2nd Floor, Darien, CT 06820**, grantor, and **Quail Heights Real Estate Holdings, LLC**, a Florida limited liability company whose post office address is **161 SW Quail Heights Terrace, Lake City, FL 32025**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Parcel Identification Number: 12-4S-16-02938-001;01-4S-16-02677-999; 01-4S-16-02678-000; 02-4S-16-02719-000; 11-4S-16-02902-000; 12-4S-16-02398-000; 01-4S-16-02677-002; 12-4S-16-02939-001; 11-4S-16-02910-000

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

[Signatures on following page]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Patriot Green Oak, LLC, a Florida limited liability company

M. D. M.
Witness Name: M. D. M.

By: Charles W. Cargill
Charles W. Cargill, III
Authorized Signatory

Margun Dodson
Witness Name: Margun Dodson

State of Texas
County of Dallas

The foregoing instrument was acknowledged before me this 18 day of May, 2016 by Charles W. Cargill, III, Authorized Signatory of Patriot Green Oak, LLC, a Florida limited liability company, on behalf of said company. He is personally known or has produced _____ as identification.

[Notary Seal]

Christen Fox
Notary Public

Printed Name: Christen Fox

My Commission Expires: 3-21-17

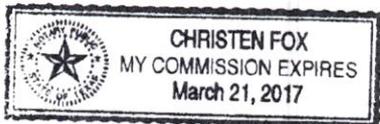


Exhibit A

Parcel 1:

Begin at the SE corner of the NW 1/4 of the NW 1/4 of Section 12, Township 4 South, Range 16 East, Columbia County, Florida, and thence S 87°08'52" W, along the South line of said NW 1/4 of the NW 1/4 a distance of 1030.64 feet; thence N 01°43'26" W, 255.19 feet; thence N 36°35'08" E, 161.30 feet; thence N 80°44'01" E, 259.87 feet; thence S 71°23'22" E, 469.42 feet; thence S 89°06'21" E, 115.36 feet; thence N 42°33'44" E, 83.45 feet; thence N 88°16'34" E, 59.13 feet to the East line of said NW 1/4 of the NW 1/4; thence S 01°43'26" E, along said East line, 286.91 feet to the Point of Beginning, Columbia County, Florida.

Parcel 2:

The West 40 acres of the S 1/2 of the NW 1/4 lying East of Interstate highway No. 75 in Section 12, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Begin at the NW corner of the SW 1/4 of the NW 1/4 of said Section 12 and run thence N 87°05'54" E, along the North line of the SW 1/4 of the NW 1/4 of said Section 12, a distance of 1282.45 feet to the NE corner of said SW 1/4 of the NW 1/4 of Section 12; thence continue N 87°05'54" E, along the North line of the SE 1/4 of the NW 1/4 of said Section 12, a distance of 77.90 feet; thence S 01°46'24" E, 1336.09 feet to a point on the South line of the SE 1/4 of the NW 1/4 of said Section 12; thence S 87°32'23" W, along the said South line of the SE 1/4 of the NW 1/4 of said Section 12, a distance of 77.89 feet to the SE corner of the SW 1/4 of the NW 1/4 of said Section 12; thence continue S 87°32'23" W, along the South line of the SW 1/4 of the NW 1/4 of said Section 12, a distance of 1049.00 feet to its intersection with the Northeasterly right-of-way line of Interstate Highway No. 75; thence N 24°52'36" W, along said Northeasterly right-of-way line of Interstate Highway No. 75, a distance of 573.07 feet to its intersection with the West line of the SW 1/4 of the NW 1/4 of said Section 12; thence N 02°22'45" W, along said West line of the SW 1/4 of the NW 1/4 of Section 12, a distance of 795.75 feet to the Point of Beginning, Columbia County, Florida.

Parcel 3:

Part of the NE 1/4 of the SW 1/4 and part of the SE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the SW 1/4 of said Section 1 and thence S 01°58'02" E, 179.61 feet to a concrete monument on the Southeasterly right-of-way line of Troy Road and the Point of Beginning; thence N 47°52'53" E, along said right-of-way line, 1343.88 feet to a concrete monument marking the Southwesterly corner of lands described in Official Records Book 924, page 1374 of the Official Records of Columbia County, Florida; thence S 49°19'00" E, along the Southwesterly line of said lands, 105.03 feet to a concrete monument marking the Southeasterly line of said lands; thence N 40°16'10" E, along the Southeasterly line of said lands, as monumented, a distance of 46.06 feet to the North right-of-way line of a proposed road, said point being on a curve concave to the North and having a radius of 1105.92 feet and a central angle of 08°22'39" and being subtended by a chord having a bearing of S 70°21'19" E, and a chord length of 161.56 feet; thence easterly along the arc of said curve an arc distance of 161.70 feet to a point on the East line of the SE 1/4 of the NW 1/4 of said Section 1; thence S 02°01'25" E, along said East line a distance of 584.62 feet to the NE corner of the aforementioned NE 1/4 of the SW 1/4; thence S 02°01'25" E, along the East line of said NE 1/4 of the SW 1/4 a distance of 221.82 feet to its intersection with the Westerly monumented line of Quail Heights, a subdivision as per plat thereof recorded in Plat Book 3, page 104 of the Public Records of Columbia County, Florida; thence S 02°14'31" W, along said Westerly line, a distance of 176.36 feet to a concrete monument marking the SW corner of Block 2 of said Subdivision; thence N 06°51'16" W, 231.99 feet; thence S 89°37'31" W, 244.87 feet; thence N 13°31'17" W, 345.72 feet; thence N 04°37'36" E, 49.57 feet; thence N 18°58'33" W, 87.43 feet; thence N 67°20'46" W, 79.24 feet; thence S 76°56'47" W, 57.65 feet; thence S 48°42'30" W, 119.55 feet; thence S 73°17'12" W, 117.55 feet; thence S 03°57'09" E, 215.41 feet; thence S 74°14'43" W, 34.58 feet; thence N 80°39'33" W, 59.35 feet; thence S 34°34'44" W, 84.51 feet; thence N 69°05'04" W, 47.02 feet; thence

Exhibit A (Continued)

S 85°32'45" W, 79.93 feet; thence S 48°55'38" W, 87.29 feet; thence S 24°26'53" W, 52.95 feet; thence S 57°56'59" W, 129.10 feet; thence S 16°43'12" E, 135.48 feet; thence S 36°27'21" W, 98.17 feet; thence S 19°19'11" W, 105.40 feet; thence N 57°56'54" W, 97.68 feet; thence N 01°36'01" E, 275.38 feet to the Point of Beginning, Columbia County, Florida.

Less and Except the Following Described Parcel:

Commence at the Point of intersection of the East line of the SE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and the Northwesterly right-of-way line of Old Troy Road and run S 02°11'15" E along said East line a distance of 65.81 feet to the Southeasterly right-of-way line of Old Troy Road; thence continue S 02°11'15" E, along said East line 322.68 feet to a point on the arc of a curve concave to the Northeast having a radius of 1105.92 feet and a total central angle of 36°54'50", also being the Point of Beginning; thence continue S 02°11'15" E, still along said East line 83.70 feet to a point on the arc of a curve concave to the Northeast having a radius of 1185.92 feet and a total central angle of 36°54'50"; thence run Northwesterly along arc of said curve 320.56 feet through a central angle of 15°29'15"; thence run S 84°03'47" W, a distance of 40.28 feet to the Southeasterly right-of-way line of Old Troy Road; thence run N 47°43'36" E, along said Southeasterly right-of-way line 89.37 feet; thence run S 49°25'19" E, a distance of 104.92 feet; thence run N 48°07'32" E, a distance of 46.19 feet to a point on the arc of a curve concave to the Northeast having a radius of 1105.92 feet and total central angle of 36°54'50"; thence run Southeasterly along arc of said curve 162.56 feet through a central angle of 8°25'19" to the Point of Beginning, Columbia County, Florida.

BeParcel 4:

Part of the West half of Section 1 and part of the SE 1/4 of Section 2 and part of the NE 1/4 of the NE 1/4 of Section 11 and part of the NW 1/4 of the NW 1/4 of Section 12, all being in Township 4 South, Range 16 East, Columbia County, Florida, and being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of said Section 1; thence S 02°55'51" E, along the West line of said Section 1, a distance of 438.28 feet to its intersection with the Southeasterly right-of-way line of State Road 247 and the Point of Beginning; thence S 40°35'52" W, along said right-of-way line 962.60 feet to a bend in said line; thence S 26°37'15" W, still along said line, 103.08 feet to a bend in said right-of-way line; thence S 40°39'26" W, still along said line, 768.73 feet to the intersection of the Southeasterly right-of-way line of State Road 247 and the Easterly right-of-way line of Interstate 75; thence S 24°51'03" E, along said Easterly line of Interstate 75, a distance of 977.63 feet to its intersection with the South line of said Section 2; thence continue S 24°51'03" E along said East right-of-way line, 1440.53 feet to its intersection with the South line of the said NE 1/4 of the NE 1/4 of Section 11; thence N 87°53'36" E, along said South line, 329.07 feet to the SW corner of the NW 1/4 of the NW 1/4 of said Section 12; thence N 87°08'52" E, along the South line of said NW 1/4 of the NW 1/4 a distance of 251.52 feet; thence N 01°43'26" W, 255.19 feet; thence N 36°35'08" E, 161.30 feet; thence N 80°44'01" E, 259.87 feet; thence S 71°23'22" W, 469.42 feet; thence S 89°06'21" E, 115.38 feet; thence N 42°33'44" E, 83.45 feet; thence N 88°16'34" E, 59.13 feet to a point on the East line of said NW 1/4 of the NW 1/4 of Section 12; thence N 01°43'26" W, 1047.33 feet to the NE corner of said NW 1/4 of the NW 1/4; thence N 02°31'09" W, 335.16 feet to the SW corner of the North 3/4 of the SE 1/4 of the SW 1/4 of said Section 1; thence N 86°51'31" E, along the South line of said North 3/4 a distance of 1299.79 feet to the SE corner of said North 3/4; thence N 02°01'25" W, along the East line of the West half of said Section 1, a distance of 1621.53 feet to a point on the monumented South line of "Quail heights", a Subdivision as recorded in Plat Book 3, page 104 of the Public Records of Columbia County, Florida; thence S 88°38'38" W, along said South line, 35.44 feet to the SW corner of said "Quail Heights" as monumented; thence N 02°14'31" E, along said West line, 300.04 feet; thence N 06°51'16" W, now departing from said West line, 231.99 feet; thence S 89°37'31" W, 244.87 feet; thence N 13°31'17" W, 345.72 feet; thence N 04°37'36" E, 49.57 feet; thence N 18°58'33" W, 87.43 feet; thence N 67°20'46" W, 79.24 feet; thence S 76°56'47" W, 57.65 feet; thence S 48°42'38" W, 119.55 feet; thence S 73°17'32" W, 117.55 feet; thence S 03°57'09" E, 215.41 feet; thence S 74°14'43" W, 34.58 feet; thence N 80°39'33" W, 59.35 feet; thence S 34°34'44" W, 84.51 feet; thence N 89°05'04" W, 47.02 feet; thence S

Exhibit A (Continued)

85°32'45" W, 79.93 feet; thence S 48°55'38" W, 87.29 feet; thence S 24°28'53" W, 52.95 feet; thence S 57°56'59" W, 129.10 feet; thence S 16°43'12" E, 135.48 feet; thence S 36°27'21" W, 98.17 feet; thence S 19°19'11" W, 105.40 feet; thence N 57°56'54" W, 97.68 feet; thence N 01°36'01" E, 275.38 feet; thence N 01°58'02" W, 179.61 feet to the NE corner of the NW 1/4 of the SW 1/4 of said Section 1; thence S 87°53'22" W, along the North line of said NW 1/4 of the SW 1/4 a distance of 936.25 feet to a point on the aforementioned Southeasterly line of State Road 247; thence S 40°35'52" W, along said right-of-way line, 525.82 feet; thence S 04°23'35" E, 408.57 feet to the NW corner of lands described in Official Records Book (ORB) 755, page 1165 of the Official Records of Columbia County, Florida; thence N 62°43'52" E, along said line, 258.09 feet; thence N 49°54'41" E, 104.11 feet to a point on the West right-of-way line of Quail Heights Boulevard, a 50 foot wide private road right-of-way as presently established; thence S 41°53'08" E, along said right-of-way line, 472.19 feet; thence S 48°07'27" W, now departing from said R/W, 124.84 feet; thence S 09°06'45" W, 186.84 feet; thence S 09°00'02" W, 51.73 feet; thence S 03°18'07" E, 176.07 feet; thence S 89°37'04" W, 101.43 feet; thence S 25°14'44" W 575.05 feet to a point on the Easterly extension of the South line of "10th Fairway Villas" as per Plat thereof recorded in Plat Book 5, pages 42 and 42-A of the Public Records of Columbia County, Florida; thence S 84°28'35" W, 155.42 feet to a point of the West line of the aforementioned SW 1/4 of Section 1; thence N 02°55'51" W, along said West line, 1552.80 feet to the Point of Beginning, Columbia County, Florida.

Less and Except"

"Covey Court". a Subdivision as per plat thereof recorded in Plat Book 6, pages 168 and 169 of the Public Records of Columbia County, Florida.

Also less and except:

Part of the Sw 1/4 of the SW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NW corner of the SW 1/4 of said Section 1; thence S 02°58'37" E, along the West line of said Section 1, a distance of 1353.03 feet to the NW corner of the SW 1/4 of the SW 1/4 of said Section 1; thence N 87°19'30" E, along the North line of said SW 1/4 of the SW 1/4 a distance of 771.80 feet to the Point of Beginning; thence S 06°40'32" W, 256.19 feet; thence S 12°21'50" W, 101.70 feet; thence S 14°14'41" W, 696.62 feet; thence S 08°55'52" E, 58.68 feet; thence S 58°40'45" E, 143.22 feet; thence N 14°14'41" E, along the West right-of-way line of Quail Heights Boulevard, 808.00 feet; thence N 24°45'32" E, still along said right-of-way 24.08 feet to the point of curve of a curve to the left having a radius of 100.00 feet and a central angle of 38°53'14" thence along the arc of said curve an arc distance of 67.87 feet to the point of tangency of said curve; thence N 14°07'42" W, still along said right-of-way line, 301.56 feet to a point on the aforementioned North line of said SW 1/4 of the SW 1/4; thence S 87°19'30" W, along said North line, 50.00 feet to the Point of Beginning. The above described lands comprise Lots 1 through 8 of an unrecorded subdivision.

Also less and except:

Commence at the Northwest corner of the SW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, and run S 2°58'37" E, along the West line of said Section 1, a distance of 1353.03 feet to the Northwest corner of the SW 1/4 of the SW 1/4, Section 1; thence N 87°19'30" E, along the North line of said SW 1/4 of the SW 1/4 (South line of NW 1/4 of SW 1/4) a distance of 872.82 feet to the East line of Quail Heights Boulevard and the Point of Beginning; thence S 14°07'42" E, along said East line of Quail Heights Boulevard 291.43 feet to the point of curve of a curve concave to the right having a radius of 150.00 feet and a total central angle of 38°53'14"; thence Southwesterly along the arc of said curve, still along said East line, Quail Heights Boulevard a distance of 101.81 feet to the point of tangency of said curve; thence S 24°45'32" W, along said East line, Quail Heights Boulevard 19.51 feet; thence S 14°14'41" W, still along said East line, Quail Heights Boulevard 832.49 feet; thence S 65°14'28" E, 50.18 feet; thence N 51°15'01" E, 163.06 feet; thence N 14°14'41" E, 48.39 feet; thence N 40°55'24" E, 99.85 feet; thence N 00°23'56" E, 230.00 feet; thence N 49°20'01" E, 131.92 feet; thence N 00°29'39" W, 493.40 feet; thence N 29°42'15" W, 51.49 feet; thence N 14°45'39" W, 136.90 feet; thence N 42°01'18" W, 75.00 feet; thence N 75°55'13" W, 105.12 feet to a point of the aforementioned East

Exhibit A (Continued)

right-of-way line; thence S 14°07'42" E, 66.49 feet to the Point of Beginning. The above described lands comprise Lots 1 through 9 of an unrecorded subdivision.

Also less and except:

Begin at the Southeast corner of Lot 9, as shown on the plat of 10th Fairway Villas, a subdivision as described and recorded in Plat Book 5 at pages 42 and 42A of the Public Records of Columbia County, Florida; thence S 25°14'11" W, along the Southerly prolongation of the East line of said Lot 9, 56.10 feet; thence N 65°02'35" W, 94.97 feet to the South line of said Lot 9; thence N 84°30'38" E, along said South line, 110.53 feet to the Point of Beginning.

Also less and except:

Commence at the Southeast corner of Lot 9, as shown on the Plat of 10th Fairway Villas, a subdivision as described and recorded in Plat Book 5 at pages 42 and 42A of the Public Records of Columbia County, Florida; thence S 25°14'11" W, along the Southerly prolongation of the East line of said Lot 9, 56.10 feet to the Point of beginning; thence continue S 25°14'11" W, along said Southerly prolongation 63.15 feet; thence S 84°30'38" W, parallel with the South line of said Lot 9, 88.07 feet to the West line of Section 1, Township 4 South, Range 16 East; thence N 02°58'37" W, along said West line, 102.56 feet to the Southwest corner of said Lot 9; thence N 84°30'38" E, along the South line of said Lot 9, 34.03 feet; thence S 65°02'35" E, 94.97 feet to the Point of Beginning.

Also less and except:

Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, and run S 02°43'04" E, along the West line of said Section 1 a distance of 439.67 feet to a point on the Southeasterly right-of-way line of State Road No. 247 (Branford Highway), said point also being the Point of Beginning; thence N 40°33'35" E, along said Southeasterly right-of-way line of State Road No. 247 (Branford Highway) a distance of 66.36 feet; thence S 02°40'50" E, a distance of 386.30 feet; thence S 02°35'21" E, a distance of 218.20 feet to a point of curve of a curve to the northeast having a radius of 43.18 feet and a central angle of 64°46'45"; thence Southeasterly along the arc of said curve a distance of 48.82 feet; thence S 66°44'54" E, a distance of 248.69 feet; thence S 68°58'07" E, a distance of 326.16 feet to the point of curve of a curve concave to the North having a radius of 350.00 feet and a central angle of 37°27'23"; thence Southeasterly along the arc of said curve a distance of 228.81 feet to the point of tangency of said curve; thence N 73°34'31" E, a distance of 50.01 feet to the Easterly right-of-way line of Quail Heights Terrace (a private road); thence S 14°05'47" E, along said Easterly right-of-way line a distance of 363.55 feet to the point of curve of a curve concave to the West having a radius of 150.00 feet and a central angle of 38°53'19"; thence Southwesterly along the arc of said curve being also said Easterly right-of-way line of Quail Heights Terrace (a private road) a distance of 101.81 feet to the point of tangency of said curve; thence S 24°47'25" W, still along said Easterly right-of-way line a distance of 19.51 feet; thence S 14°16'34" W, still along said Easterly right-of-way line a distance of 803.66 feet; thence N 75°43'26" W, a distance of 49.84 feet to the Westerly right-of-way line of Quail Heights Terrace (a private road); thence N 14°16'34" E, along said Westerly right-of-way line a distance of 808.00 feet; thence N 24°47'25" E, still along said Westerly right-of-way line a distance of 24.08 feet to the point of curve of a curve concave to the Northwest having a radius of 100.00 feet and a central angle of 38°53'12"; thence Northwesterly along the arc of said curve being also said Westerly right-of-way line a distance of 67.87 feet to the point of tangency of said curve; thence N 14°05'47" W, still along said Westerly right-of-way line a distance of 301.85 feet; thence S 87°18'41" W, a distance of 99.29 feet to the point of curve of a curve concave to the north having a radius of 400.00 feet and a central angle of 23°47'17"; thence Northwesterly along the arc of said curve a distance of 166.07 feet to the point of tangency of said curve; thence N 68°54'02" W, a distance of 322.15 feet to the Northeast corner of "10th Fairway Villas", a subdivision recorded in Public Records of Columbia County, Florida; thence N 66°39'37" W, along the North line of said "10th Fairway Villas" a distance of 296.55 feet to a point on the West line of Section 1; thence continue N 66°39'37" W, a distance of 6.00 feet; thence N 02°35'21" W, a distance of 282.07 feet; thence N 02°40'50" W, a distance of 333.13 feet to a point on

Exhibit A

(Continued)

the Southeasterly right-of-way line of State Road No. 247 (Branford Highway); thence N 40°33'35" E, along said Southeasterly right-of-way line of State Road No. 247 (Branford Highway) a distance of 6.63 feet to the Point of Beginning.

Parcel 5:

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 11, Township 4 South, Range 16 East, Columbia County, Florida and run S 2°26'E along the East line of said SE 1/4 of NE 1/4 800.37 feet to the Easterly right-of-way line of State Road No. 93 (I-75); run thence N 24°50'W, along said right-of-way line 865.07 feet to the North line of said SE 1/4 of NE 1/4; run thence N 87°28'E along said line 329.65 feet to the Point of Beginning, excluding lateral ditch, Columbia County, Florida.

THE N3/4 OF SE1/4 OF SW1/4 &
NE1/4 OF SW1/4 LYING S & E OF
TROY RD & SE1/4 OF NW1/4 S & E
OF TROY RD & SW1/4 OF SW1/4 &
NW1/4 OF SW1/4, EX 10TH FAIR-
WAY VILLAS S/D & EX 1.37 AC
FOR PRIVATE RD & EX 6.26 AC
DESC ORB 736-668, EX VARIOUS
LOTS DEEDED OUT & EX APPROX
6.74 AC DESC IN ORB 816-1696
A PORTION OF THIS PARCEL IS
AKA LOT 8 BLOCK 2 QUAIL
HEIGHTS PARKS S/D UNIT 1 UNREC
EX 3.17 AC FOR CO RD DESC ORB
1032-2366 & ORB 1124-1542,
CT 1270-2749, WD 1315-2049,

NW1/4 OF NW1/4 ORB 404-334,
404-340, 993-1300, 1124-1542
CT 1270-2749
& E1/4 OF NE1/4 LYING E OF
I-75 SECTION 11-4S-16
& BEG NE COR OF SE1/4 OF NE1/4
OF SECTION 11-4S-16, RUN S
800.37 FT, NW ALONG RD R/W
865.07 FT TO N LINE OF SE1/4
OF NE1/4, E 329.65 FT TO POB.
WD 1315-2049,