

**Gardens at Hammock Beach Community Development District
Hammock Beach River Club, LLC
List of Land Owned
As of January 10, 2007**

DESCRIPTION:

A PORTION OF LOTS 1, 3, 7, 8 AND 9 AND ALL OF LOTS 6, 10, 11 AND 12 BLOCK C, BURNELL DEVELOPMENT COMPANY'S LAND AS RECORDED IN PLAY BOOK 1, PAGE 1 IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT SECTIONS 13, 14, 38 AND 39, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, SITUATED IN GOVERNMENT SECTIONS 11, 14, 38 AND 39, TOWNSHIP 12 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201) AND THE NORTH LINE OF SAID SECTION 38-12-31; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 18°15'00" WEST, A DISTANCE OF 2000.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 18°15'00" EAST, A DISTANCE OF 329.53 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE NORTH 88°47'52" EAST, A DISTANCE OF 814.95 FEET TO A POINT ON THE WEST LINE OF SECTION 13-12-31; THENCE ALONG SAID WEST SECTION LINE NORTH 01°13'40" WEST, A DISTANCE OF 661.23 FEET TO A POINT ON THE NORTH LINE OF SECTION 13-12-31; THENCE ALONG SAID NORTH SECTION LINE NORTH 08°56'18" EAST, A DISTANCE OF 1,890.40 FEET TO POINT ON THE WEST RIGHT-OF-WAY LINE OF FLORIDA INTRACOSTAL WATERWAY; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: SOUTH 13°59'25" EAST, A DISTANCE OF 2,750.14 FEET; THENCE SOUTH 21°17'55" EAST, A DISTANCE OF 1,265.83 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG A WESTERLY LINE OF THE HISTORIC CHANNEL OF HAW LOVER CREEK, SOUTH 03°54'36" WEST, A DISTANCE OF 148.38 FEET; THENCE SOUTH 19°27'08" EAST, A DISTANCE OF 643.95 FEET; THENCE SOUTH 88°58'53" EAST, A DISTANCE OF 113.53 FEET TO A POINT ON THE AFORESAID INTRACOSTAL RIGHT-OF-WAY; THENCE SOUTH 21°17'55" EAST A DISTANCE OF 647.50 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 69°10'09" WEST, A DISTANCE OF 2,520.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JOHN ANDERSON HIGHWAY (STATE ROAD 201); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 40°21'41" EAST, A DISTANCE OF 737.69 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE SOUTH 69°18'47" WEST, A DISTANCE OF 1540.02 FEET; THENCE NORTH 20°41'22" WEST, A DISTANCE OF 995.98 FEET; THENCE NORTH 24°04'44" WEST, A DISTANCE OF 1,018.01 FEET; THENCE NORTH 06°17'08" WEST, A DISTANCE OF 2,604.28 FEET; THENCE NORTH 60°57'10" WEST, A DISTANCE OF 341.50 FEET; THENCE NORTH 43°23'02" WEST, A DISTANCE OF 2,172.87 FEET; THENCE NORTH 30°47'31" EAST, A DISTANCE OF 1,526.35 FEET; THENCE NORTH 45°51'15" EAST, A DISTANCE OF 942.38 FEET; THENCE NORTH 40°14'18" WEST, A DISTANCE OF 1,732.75 FEET; THENCE NORTH 06°10'40" WEST, A DISTANCE OF 189.68 FEET; THENCE NORTH 00°15'33" WEST, A DISTANCE OF 814.90 FEET; THENCE NORTH 88°32'16" EAST, A DISTANCE OF 257.93 FEET; THENCE NORTH 01°27'08" WEST, A DISTANCE OF 1,087.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 100; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°29'03" EAST, A DISTANCE OF 959.81 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 00°30'57" WEST, A DISTANCE OF 210.01 FEET; THENCE SOUTH 89°29'03" EAST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 00°30'57" WEST, A DISTANCE OF 389.92 FEET; THENCE SOUTH 89°28'58" EAST, A DISTANCE OF 822.42 FEET; THENCE SOUTH 00°08'48" EAST, A DISTANCE OF 1,704.61 FEET; THENCE NORTH 88°51'12" EAST, A DISTANCE OF 1,350.55 FEET; THENCE SOUTH 01°10'32" EAST, A DISTANCE OF 660.84 FEET; THENCE NORTH 88°37'17" EAST, A DISTANCE OF 158.75 FEET; THENCE SOUTH 18°14'40" EAST, A DISTANCE OF 330.09 FEET; THENCE NORTH 88°50'11" EAST, A DISTANCE OF 330.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 953.37 ACRES, MORE OR LESS.

TOTAL VOTES	953.37
TOTAL NUMBER OF AUTHORIZED VOTES:	953.00