

RESOLUTION NO. 88-143

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, ALMAND CONSTRUCTION COMPANY, INC.; 707 MILL CREEK ROAD; JACKSONVILLE, FLORIDA, AS OWNER, HAS TENDERED A WARRENTY DEED DATED March 24, 1988 TO THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA CONVEYING TO THE COUNTY THE LAND DESCRIBED THEREON; AND

WHEREAS, THE PARTIAL RELEASES DESCRIBED IN SECTION 2 BELOW HAVE BEEN DELIVERED TO THE COUNTY.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. THE ABOVE DESCRIBED WARRENTY DEED IS HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AN ACCEPTANCE REQUIRING CONSTRUCTION OR MAINTENANCE ON THE SUBJECT PROPERTY BY THE COUNTY.

SECTION 2. PARTIAL RELEASES OF THE FOLLOWING ENCUMBRANCES WILL BE SIMULTANEOUSLY RECORDED WITH THE ABOVE DESCRIBED WARRENTY DEED.

1. MORTGAGE to Charles M. Neviaser, dated December 31, 1986 and recorded in Off. Rec. Book 730, page 0188;

2. COMMERCIAL MORTGAGE and Security Agreement to South-East Bank, N.A., dated April 1, 1987 and recorded in Off. Rec. Book 740, page 1507;

SECTION 3. THE CLERK IS INSTRUCTED TO FILE THE TITLE SEARCH AND TO RECORD THE DEED AND PARTIAL RELEASES IN THE OFFICIAL RECORDS OF ST. JOHNS COUNTY AT COUNTY EXPENSE.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 24th DAY OF May, 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence B. Hartley

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Lynn M. Inghisall
DEPUTY CLERK

This instrument prepared by:
Richard F. Joyce, Esquire
P.O. Box 5239
St. Augustine, Florida 32085-5239
Prepared without opinion of title

WARRANTY DEED

This Warranty Deed made this 24TH day of March, 1988, by and between ALMAND CONSTRUCTION COMPANY, INC., a Florida corporation, hereinafter called Grantor, and ST. JOHNS COUNTY, a political subdivision of the State of Florida, hereinafter called Grantee,

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Johns County, Florida, viz:

LEGAL DESCRIPTION PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

TOGETHER with all the tenements, hereditament 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1987.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
in our presence:

Mary Ann Reynolds
Witness

ALMAND CONSTRUCTION COMPANY, INC.,
a Florida corporation

Margaret Adams
Witness

BY: Amos F. Almand, III
Amos F. Almand, III,
Its President

ATTEST:

Sue C. Almand
Sue C. Almand, Its Secretary

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before me personally appeared AMOS F. ALMAND, III and SUE C. ALMAND, to me well known to be the President and Secretary respectively of ALMAND CONSTRUCTION COMPANY, INC., a Florida corporation, the corporation named in the foregoing instrument, and known to me to be the persons who as such officers of said corporation executed the same; then and there the said AMOS F. ALMAND, III and the said SUE C. ALMAND did acknowledge before me that said instrument is the free act and deed of said corporation by them respectively executed as such officers for the purposes therein expressed; that the seal thereunto attached is the corporate seal by them in like capacity affixed; all under authority in them duly vested by the Board of Directors of said corporation.

WITNESS my hand and official seal this 24TH day of March, 1988.

Mary Ann Reynolds

Notary Public
State of Florida at Large
My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JAN 11, 1988
BONDED THRU GENERAL INS. UND.

EXHIBIT "A"

A part of the Perpall Grant, lying in Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, described in Deed recorded in Deed Book 223, page 75, of the public records of said County, lying West of the West right-of-way line of U.S. Highway No. 1 (State Road No. 5), being more particularly described as follows:

For a point of reference, commence at a concrete monument on the Easterly right-of-way line of State Road No. S-5A (Moultrie Road) at a point 33 feet, South 89 degrees 23 minutes East from the West boundary line of said Section 41 and from a point which is 2,376 feet from the Southern boundary of said Section 41; thence North 00 degrees 28 minutes 30 seconds East along said Easterly right-of-way line of State Road No. S-5A, a distance of 389.94 feet to the point of beginning; said point also being the point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.33 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 32 minutes 45 seconds East, 35.36 feet; thence South 89 degrees 23 minutes 00 seconds East, a distance of 899.22 feet to the point of curvature of a curve concave Northwesterly, having a radius of 256.00 feet; thence along and around the arc of said curve, a distance of 79.89 feet, said arc being subtended by a chord bearing and distance of North 68 degrees 05 minutes 02 seconds East, 79.57 feet; thence North 59 degrees 08 minutes 39 seconds East, a distance of 30.04 feet to the point of curvature of a curve concave Southeasterly, having a radius of 153.50 feet; thence along and around the arc of said curve, an arc distance of 83.77 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 46 minutes 40 seconds East, 82.73 feet; thence South 89 degrees 35 minutes 20 seconds East, a distance of 21.05 feet to the Westerly right-of-way line of U.S. Highway No. 1 (as now established); thence North 00 degrees 24 minutes 40 seconds East along said Westerly right-of-way line, a distance of 104.97 feet to the point of cusp of a curve concave Northwesterly having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 38.89 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 58 minutes 23 seconds West, 35.08 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 233.50 feet; thence along and around the arc of said curve, an arc distance of 123.85 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 20 minutes 22 seconds West, 122.41 feet; thence South 59 degrees 08 minutes 39 seconds West, a distance of 16.31 feet to the point of curvature of a curve concave Northwesterly, having a radius of 176.00 feet; thence along and around the arc of said curve, an arc distance of 96.68 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 52 minutes 50 seconds West, 95.47 feet; thence North 89 degrees 23 minutes 00 seconds West, a distance of 851.10 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.21 feet, said arc being subtended by a chord bearing and distance of North 44 degrees 27 minutes 15 seconds West, 35.31 feet to the point of cusp, said point of cusp lying on the Easterly right-of-way line of the aforementioned State Road S-5A; thence South 00 degrees 28 minutes 30 seconds West along said right-of-way line, a distance of 130.00 feet to the point of beginning.

PARTIAL RELEASE OF MORTGAGE

WHEREAS, CHARLES M. NEVIASER, hereinafter called "Mortgagee", is the holder of that certain mortgage and security interest given by ALMAND CONSTRUCTION COMPANY, INC., a Florida corporation, hereinafter called "Mortgagor" in that certain instrument more accurately described as follows:

Mortgage from ALMAND CONSTRUCTION COMPANY, a Florida corporation, to CHARLES M. NEVIASER, recorded in Official Records Book 730, page 188, of the public records of St. Johns County, Florida on December 31, 1986.

WHEREAS, Mortgagor has requested Mortgagee to release certain property hereinafter described from the lien and operation of the Mortgage;

NOW THEREFORE, Mortgagee in consideration of the premises in the sum of Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does remise, release, and discharge from the lien and operation of the Mortgage unto Mortgagor, its successors and assigns, that certain portion of the property encumbered thereby described in said Mortgage Deed more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, the same unto Mortgagor, its successor and assigns forever discharged of and from the lien of the Mortgage; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the Mortgage on the remaining part of such mortgaged property not hereby released therefrom or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed this 2nd day of March, 1988.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness

[Signature]
CHARLES M. NEVIASER

[Signature]
Witness

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared CHARLES M. NEVIASER, to me well known and known to me to be the individual described in and who executed the foregoing instrument and he acknowledged to and before me that said instrument is his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 28th day of March, 1988.

James O. Butts
Notary Public
State of Florida at Large
My Commission Expires: _____

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires June 13, 1988

EXHIBIT "A"

A part of the Perpall Grant, lying in Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, described in Deed recorded in Deed Book 223, page 75, of the public records of said County, lying West of the West right-of-way line of U.S. Highway No. 1 (State Road No. 5), being more particularly described as follows:

For a point of reference, commence at a concrete monument on the Easterly right-of-way line of State Road No. S-5A (Moultrie Road) at a point 33 feet, South 89 degrees 23 minutes East from the West boundary line of said Section 41 and from a point which is 2,376 feet from the Southern boundary of said Section 41; thence North 00 degrees 28 minutes 30 seconds East along said Easterly right-of-way line of State Road No. S-5A, a distance of 389.94 feet to the point of beginning; said point also being the point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.33 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 32 minutes 45 seconds East, 35.36 feet; thence South 89 degrees 23 minutes 00 seconds East, a distance of 899.22 feet to the point of curvature of a curve concave Northwesterly, having a radius of 256.00 feet; thence along and around the arc of said curve, a distance of 79.89 feet, said arc being subtended by a chord bearing and distance of North 68 degrees 05 minutes 02 seconds East, 79.57 feet; thence North 59 degrees 08 minutes 39 seconds East, a distance of 30.04 feet to the point of curvature of a curve concave Southeasterly, having a radius of 153.50 feet; thence along and around the arc of said curve, an arc distance of 83.77 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 46 minutes 40 seconds East, 82.73 feet; thence South 89 degrees 35 minutes 20 seconds East, a distance of 21.05 feet to the Westerly right-of-way line of U.S. Highway No. 1 (as now established); thence North 00 degrees 24 minutes 40 seconds East along said Westerly right-of-way line, a distance of 104.97 feet to the point of cusp of a curve concave Northwesterly having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 38.89 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 58 minutes 23 seconds West, 35.08 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 233.50 feet; thence along and around the arc of said curve, an arc distance of 123.85 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 20 minutes 22 seconds West, 122.41 feet; thence South 59 degrees 08 minutes 39 seconds West, a distance of 16.31 feet to the point of curvature of a curve concave Northwesterly, having a radius of 176.00 feet; thence along and around the arc of said curve, an arc distance of 96.68 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 52 minutes 50 seconds West, 95.47 feet; thence North 89 degrees 23 minutes 00 seconds West, a distance of 851.10 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.21 feet, said arc being subtended by a chord bearing and distance of North 44 degrees 27 minutes 15 seconds West, 35.31 feet to the point of cusp, said point of cusp lying on the Easterly right-of-way line of the aforementioned State Road S-5A; thence South 00 degrees 28 minutes 30 seconds West along said right-of-way line, a distance of 130.00 feet to the point of beginning.

PARTIAL RELEASE OF MORTGAGE

WHEREAS, SOUTHEAST BANK, N.A., hereinafter called "Mortgagee", is the holder of that certain mortgage and security interest given by ALMAND CONSTRUCTION COMPANY, INC., a Florida corporation, hereinafter called "Mortgagor" in that certain instrument more accurately described as follows:

Mortgage from ALMAND CONSTRUCTION COMPANY, a Florida corporation to SOUTHEAST BANK, N.A., recorded in Official Records Book 740, page 1507, of the public records of St. Johns County, Florida on April 1, 1987.

WHEREAS, Mortgagor has requested Mortgagee to release certain property hereinafter described from the lien and operation of the Mortgage;

NOW THEREFORE, Mortgagee in consideration of the premises in the sum of Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does remise, release, and discharge from the lien and operation of the Mortgage unto Mortgagor, its successors and assigns, that certain portion of the property encumbered thereby described in said Mortgage Deed more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, the same unto Mortgagor, its successor and assigns forever discharged of and from the lien of the Mortgage; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the Mortgage on the remaining part of such mortgaged property not hereby released therefrom or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed this 2nd day of March, 1988.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Brenda Huston
Witness

Cindy G. Grier
Witness

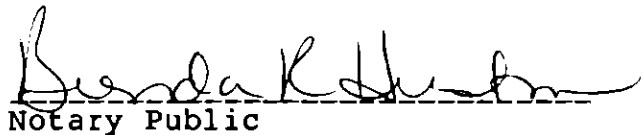
SOUTHEAST BANK, N.A.
a Florida corporation

BY: JAMES C. PUGH
JAMES C. PUGH
Its Vice President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared James C. Rodgers to me well known and known to me to be the Vice President of the corporation partially releasing the mortgage described in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 22nd day of March, 1988.



Notary Public
State of Florida at Large
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Jan. 20, 1989
Bonded By Transamerica Insurance Co.

EXHIBIT "A"

A part of the Perpall Grant, lying in Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, described in Deed recorded in Deed Book 223, page 75, of the public records of said County, lying West of the West right-of-way line of U.S. Highway No. 1 (State Road No. 5), being more particularly described as follows:

For a point of reference, commence at a concrete monument on the Easterly right-of-way line of State Road No. S-5A (Moultrie Road) at a point 33 feet, South 89 degrees 23 minutes East from the West boundary line of said Section 41 and from a point which is 2,376 feet from the Southern boundary of said Section 41; thence North 00 degrees 28 minutes 30 seconds East along said Easterly right-of-way line of State Road No. S-5A, a distance of 389.94 feet to the point of beginning; said point also being the point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.33 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 32 minutes 45 seconds East, 35.36 feet; thence South 89 degrees 23 minutes 00 seconds East, a distance of 899.22 feet to the point of curvature of a curve concave Northwesterly, having a radius of 256.00 feet; thence along and around the arc of said curve, a distance of 79.89 feet, said arc being subtended by a chord bearing and distance of North 68 degrees 05 minutes 02 seconds East, 79.57 feet; thence North 59 degrees 08 minutes 39 seconds East, a distance of 30.04 feet to the point of curvature of a curve concave Southeasterly, having a radius of 153.50 feet; thence along and around the arc of said curve, an arc distance of 83.77 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 46 minutes 40 seconds East, 82.73 feet; thence South 89 degrees 35 minutes 20 seconds East, a distance of 21.05 feet to the Westerly right-of-way line of U.S. Highway No. 1 (as now established); thence North 00 degrees 24 minutes 40 seconds East along said Westerly right-of-way line, a distance of 104.97 feet to the point of cusp of a curve concave Northwesterly having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 38.89 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 58 minutes 23 seconds West, 35.08 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 233.50 feet; thence along and around the arc of said curve, an arc distance of 123.85 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 20 minutes 22 seconds West, 122.41 feet; thence South 59 degrees 08 minutes 39 seconds West, a distance of 16.31 feet to the point of curvature of a curve concave Northwesterly, having a radius of 176.00 feet; thence along and around the arc of said curve, an arc distance of 96.68 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 52 minutes 50 seconds West, 95.47 feet; thence North 89 degrees 23 minutes 00 seconds West, a distance of 851.10 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.21 feet, said arc being subtended by a chord bearing and distance of North 44 degrees 27 minutes 15 seconds West, 35.31 feet to the point of cusp, said point of cusp lying on the Easterly right-of-way line of the aforementioned State Road S-5A; thence South 00 degrees 28 minutes 30 seconds West along said right-of-way line, a distance of 130.00 feet to the point of beginning.

SCHEDULE "A"

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North Florida Title Company

May 18, 1988

Mr. Stuart Craig
Engineering Department
St. Johns County
County Road 16A
St. Augustine, Florida
32084

Dear Stuart:

In re: Information Search No. 88-695IN
80 foot Road Right-of-Way in Section 41,
Township 7 South, Range 30 East, commonly
called "South Park Boulevard", and as more
fully described on Schedule "A" attached hereto

A search of the public records of St. Johns County, Florida, in connection with above captioned lands, reveals the following:

Current record titleholder: Almand Construction Company, Inc., a Florida corporation, by virtue of deed recorded in Off. Rec. Book 730, page 0173.

Encumbrances:

1. MORTGAGE to Charles M. Neviasher, dated December 31, 1986 and recorded in Off. Rec. Book 730, page 0188;
2. COMMERCIAL MORTGAGE and Security Agreement to Southeast Bank, N.A., dated April 1, 1987 and recorded in Off. Rec. Book 740, page 1507;
3. ASSIGNMENT OF RENTS AND PROFITS to Southeast Bank, N.A., dated April 1, 1987 and recorded in Off. Rec. Book 740, page 1520;
4. FINANCE STATEMENT to Southeast Bank, N.A., dated April 1, 1987 and recorded in Off. Rec. Book 740, page 1528;

Subject to:

1. AGREEMENT REGARDING DEED between Almand Construction Company, Inc. and County of St. Johns, Florida, dated June 8, 1987 and filed July 28, 1987 in Off. Rec. Book 752, page 1142.

We also find a Deed of record (Off. Rec. Book 764, page 0137) conveying ingress and egress across captioned lands to St. Augustine Southpark, Ltd.

County taxes for year 1987 are paid.

Search dated thru: May May 10, 1988.

In furnishing this information the North Florida Title Company assumes no monetary liability.

Yours truly,

NORTH FLORIDA TITLE COMPANY

Mary Jane Dardi
Mary Jane Dardi,
Exec. Vice President

1510 Ponce de Leon Boulevard - Suite A - St. Augustine, Florida 32084
P.O. Box 2186 - St. Augustine, Florida 32085-2186 • (904) 825-4795 • (904) 825-0177 FAX

Instructions For Obtaining Signatures
On Deeds, Easements And Other
Instruments Conveying An Interest
In Real Estate

Each grantor signature must be witnessed by 2 witnesses and be acknowledged by a Notary Public who may also be one of the witnesses.

The following information on this instruction form must be obtained from each grantor by the person obtaining the grantor signatures.

<u>March 24, 1988</u>	date on the deed or easement
\$ <u>10.00</u>	gross sales price for the sale of the conveyed real estate or interest therein
<u>Almand Construction Co., Inc.</u>	Grantors name
<u>707 Mill Creek Road</u>	Grantors Address
<u>Suite 400</u>	
<u>Jacksonville, FL</u>	
<u>591-87-7813</u>	Grantors social security number or tax identification number if different than the social security number
<u>South Park Blvd.</u>	Address of the Property being conveyed
<u>U.S. #1 South</u>	
<u>Sec. 41, Twp. 7S, Rge. 30E,</u>	
<u>Part of Perpall Grant</u>	

(Need name, address and tax
identification number
for each grantor)

Please circle whether Grantee is
(St. Johns County)
(Anastasia Sanitary District)
(Other)

Return this completed form to the County Attorney with the executed deed or easement.

This instrument prepared by:
Richard F. Joyce, Esquire
P.O. Box 5239
St. Augustine, Florida 32085-5239

88 12446

QUIT-CLAIM DEED

O.R. 783 PG

0746

THIS QUIT-CLAIM DEED, executed this 24th day of March, 1988, by ST. AUGUSTINE SOUTHPARK, LTD, a Florida Limited Partnership, by ALMAND CONSTRUCTION COMPANY, INC., a Florida corporation, its sole General Partner, hereinafter called the Grantor, to ALMAND CONSTRUCTION COMPANY, INC., a Florida corporation, whose address is 707 Millcreek Road, Suite 400, Jacksonville, Florida 32211, hereinafter called the Grantee.

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$1.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF the said Grantor has signed and sealed these presents, the day and year first above written.

SIGNED, SEALED, and DELIVERED
in the presence of:

Mary Ann Reynolds
Witness

ST. AUGUSTINE SOUTHPARK, LTD.
a Florida Limited Partnership
by ALMAND CONSTRUCTION
COMPANY, INC., a Florida
corporation, its Sole General
Partner

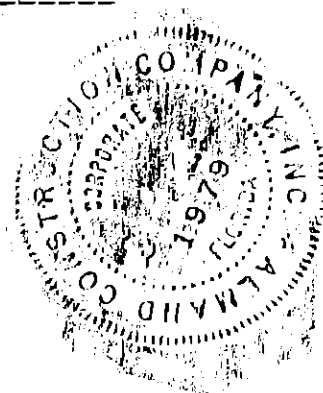
Margaret Adams
Witness

BY: [Signature]
AMOS F. ALMAND, III
Its President

ATTEST:

Sue C. Almand
SUE C. ALMAND, Its Secretary

(Corporate Seal)



STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before me personally appeared AMOS F. ALMAND, III and SUE C. ALMAND, to me well known to be the President and Secretary of ALMAND CONSTRUCTION COMPANY, INC., sole General Partner of ST. AUGUSTINE SOUTHPARK, LTD, a Florida Limited Partnership, the corporation named in the foregoing instrument, and known to me to be the persons who as such officers of said corporation executed the same; then and there the said AMOS F. ALMAND, III and the said SUE C. ALMAND did acknowledge before me that said instrument is the free act and deed of said corporation by them respectively executed as such officers for the purposes therein expressed; that the seal thereunto attached is the corporate seal by them in like capacity affixed; all under authority in them duly vested by the Board of Directors of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid the 24th day of March, 1988.

Mary Ann Reynolds

Notary Public
State of Florida
My Commission Expires: _____

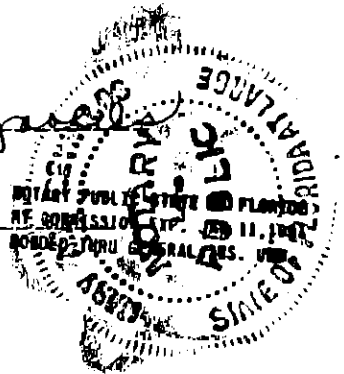


EXHIBIT "A"

A part of the Perpall Grant, lying in Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, described in Deed recorded in Deed Book 223, page 75, of the public records of said County, lying West of the West right-of-way line of U.S. Highway No. 1 (State Road No. 5), being more particularly described as follows:

For a point of reference, commence at a concrete monument on the Easterly right-of-way line of State Road No. S-5A (Moultrie Road) at a point 33 feet, South 89 degrees 23 minutes East from the West boundary line of said Section 41 and from a point which is 2,376 feet from the Southern boundary of said Section 41; thence North 00 degrees 28 minutes 30 seconds East along said Easterly right-of-way line of State Road No. S-5A, a distance of 389.94 feet to the point of beginning; said point also being the point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.33 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 32 minutes 45 seconds East, 35.36 feet; thence South 89 degrees 23 minutes 00 seconds East, a distance of 899.22 feet to the point of curvature of a curve concave Northwesterly, having a radius of 256.00 feet; thence along and around the arc of said curve, a distance of 79.89 feet, said arc being subtended by a chord bearing and distance of North 68 degrees 05 minutes 02 seconds East, 79.57 feet; thence North 59 degrees 08 minutes 39 seconds East, a distance of 30.04 feet to the point of curvature of a curve concave Southeasterly, having a radius of 153.50 feet; thence along and around the arc of said curve, an arc distance of 83.77 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 46 minutes 40 seconds East, 82.73 feet; thence South 89 degrees 35 minutes 20 seconds East, a distance of 21.05 feet to the Westerly right-of-way line of U.S. Highway No. 1 (as now established); thence North 00 degrees 24 minutes 40 seconds East along said Westerly right-of-way line, a distance of 104.97 feet to the point of cusp of a curve concave Northwesterly having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 38.89 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 58 minutes 23 seconds West, 35.08 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 233.50 feet; thence along and around the arc of said curve, an arc distance of 123.85 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 20 minutes 22 seconds West, 122.41 feet; thence South 59 degrees 08 minutes 39 seconds West, a distance of 16.31 feet to the point of curvature of a curve concave Northwesterly, having a radius of 176.00 feet; thence along and around the arc of said curve, an arc distance of 96.68 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 52 minutes 50 seconds West, 95.47 feet; thence North 89 degrees 23 minutes 00 seconds West, a distance of 851.10 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.21 feet, said arc being subtended by a chord bearing and distance of North 44 degrees 27 minutes 15 seconds West, 35.31 feet to the point of cusp, said point of cusp lying on the Easterly right-of-way line of the aforementioned State Road S-5A; thence South 00 degrees 28 minutes 30 seconds West along said right-of-way line, a distance of 130.00 feet to the point of beginning.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1933 MAY 20 PM 3:32

Paul "Paul" Minkoff
CLERK OF CIRCUIT COURT

PARTIAL RELEASE OF ASSIGNMENT OF RENTS AND PROFITS

WHEREAS, SOUTHEAST BANK, N.A., hereinafter called "Assignee", is the holder of that certain Assignment of Rents and Profits given by ALMAND CONSTRUCTION COMPANY, INC., a Florida corporation, hereinafter called "Assignor" in that certain instrument more accurately described as follows:

Assignment of Rents and Profits to Southeast Bank, N.A. from Almand Construction Company, Inc., a Florida corporation recorded in Official Records Book 740, page 1520, of the public records of St. Johns County, Florida on April 1, 1987.

WHEREAS, Assignor has requested Assignee to release certain property from the operation of said Assignment;

NOW THEREFORE, Assignee in consideration of the premises in the sum of Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does remise, release, and discharge from the lien and operation of the Assignment of Rents and Profits unto Assignor, its successors and assigns, that certain portion of the rents and profits accruing, generating or arising from the following described property:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, the same unto Assignor, its successor and assigns forever discharged of and from the lien of the Assignment; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the Assignment on the remaining portion of said property not hereby released therefrom or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, Assignee has caused this instrument to be executed this 2nd day of March, 1988.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Diana R. Huston
Witness

Cindy G. Price
Witness

SOUTHEAST BANK, N.A.
a Florida corporation
BY: [Signature]
Its [Signature] Florida
Its [Signature] 1902

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared James C. Rodgers to me well known and known to me to be the Vice President of the corporation partially releasing the Assignment described in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 22nd day of March, 1988.


Bonda R. Henderson
Notary Public
State of Florida at Large
My Commission Expires: 3/17/89
My Commission Bonded By Statewide Insurance Co.


EXHIBIT "A"

A part of the Perpall Grant, lying in Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, described in Deed recorded in Deed Book 223, page 75, of the public records of said County, lying West of the West right-of-way line of U.S. Highway No. 1 (State Road No. 5), being more particularly described as follows:

For a point of reference, commence at a concrete monument on the Easterly right-of-way line of State Road No. S-5A (Moultrie Road) at a point 33 feet, South 89 degrees 23 minutes East from the West boundary line of said Section 41 and from a point which is 2,376 feet from the Southern boundary of said Section 41; thence North 00 degrees 28 minutes 30 seconds East along said Easterly right-of-way line of State Road No. S-5A, a distance of 389.94 feet to the point of beginning; said point also being the point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.33 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 32 minutes 45 seconds East, 35.36 feet; thence South 89 degrees 23 minutes 00 seconds East, a distance of 899.22 feet to the point of curvature of a curve concave Northwesterly, having a radius of 256.00 feet; thence along and around the arc of said curve, a distance of 79.89 feet, said arc being subtended by a chord bearing and distance of North 68 degrees 05 minutes 02 seconds East, 79.57 feet; thence North 59 degrees 08 minutes 39 seconds East, a distance of 30.04 feet to the point of curvature of a curve concave Southeasterly, having a radius of 153.50 feet; thence along and around the arc of said curve, an arc distance of 83.77 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 46 minutes 40 seconds East, 82.73 feet; thence South 89 degrees 35 minutes 20 seconds East, a distance of 21.05 feet to the Westerly right-of-way line of U.S. Highway No. 1 (as now established); thence North 00 degrees 24 minutes 40 seconds East along said Westerly right-of-way line, a distance of 104.97 feet to the point of cusp of a curve concave Northwesterly having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 38.89 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 58 minutes 23 seconds West, 35.08 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 233.50 feet; thence along and around the arc of said curve, an arc distance of 123.85 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 20 minutes 22 seconds West, 122.41 feet; thence South 59 degrees 08 minutes 39 seconds West, a distance of 16.31 feet to the point of curvature of a curve concave Northwesterly, having a radius of 176.00 feet; thence along and around the arc of said curve, an arc distance of 96.68 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 52 minutes 50 seconds West, 95.47 feet; thence North 89 degrees 23 minutes 00 seconds West, a distance of 851.10 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.21 feet, said arc being subtended by a chord bearing and distance of North 44 degrees 27 minutes 15 seconds West, 35.31 feet to the point of cusp, said point of cusp lying on the Easterly right-of-way line of the aforementioned State Road S-5A; thence South 00 degrees 28 minutes 30 seconds West along said right-of-way line, a distance of 130.00 feet to the point of beginning.

FILED AND RECORDED IN
 DEED BOOK 223, PAGE 75
 ST. JOHNS COUNTY, FLA.

1989 MAY 20 PM 3:32

Paul "Bud" Munkel
 CLERK OF COUNTY COURT

EXHIBIT "X"

DESCRIPTION OF COLLATERAL

The collateral consists of the following property, whether now or hereafter existing, created, or acquired in connection with or located on or about the real property described in Exhibit "A", attached hereto and made a part hereof (the "Land"):

1. All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the land; all fixtures, machinery, appliances, equipment, furniture and personal property of every nature whatsoever now or hereafter owned by debtor and located in or on, or attached to, or used or intended to be used in connection with or with the operation of the land, buildings, structures, or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by debtor, including all extensions, additions, improvements, betterments, renewals, substitutions, and replacements to any of the foregoing and all of the right, title and interest of debtor in and to any such personal property or fixtures, together with the benefit of any deposits or payments now or hereafter made on such personal property or fixtures by debtor or on its behalf (the "improvements").

2. All rents, royalties, issues, profits, revenue, income and other benefits from the property described in paragraph 1 hereinabove.

3. All right, title and interest of debtor in and to any and all leases, rents, royalties, issues, profits, revenues, income and other benefits now or hereafter derived from or affecting the land or improvements, together with all security therefor and all monies payable thereunder.

4. All property and fixtures affixed to or located on the land or improvements; all articles of personal property and all materials delivered to the land or improvements for use in any construction being conducted thereon, and owned by debtor; all contract rights, accounts, general intangibles, actions and rights in action, including without limitation thereto, all rights to insurance proceeds.

5. All proceeds, products, replacements, additions, substitutions, renewals and accretions of any of the foregoing.

EXHIBIT "A"

A part of the Perpall Grant, lying in Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, described in Deed recorded in Deed Book 223, page 75, of the public records of said County, lying West of the West right-of-way line of U.S. Highway No. 1 (State Road No. 5), being more particularly described as follows:

For a point of reference, commence at a concrete monument on the Easterly right-of-way line of State Road No. S-5A (Moultrie Road) at a point 33 feet, South 89 degrees 23 minutes East from the West boundary line of said Section 41 and from a point which is 2,376 feet from the Southern boundary of said Section 41; thence North 00 degrees 28 minutes 30 seconds East along said Easterly right-of-way line of State Road No. S-5A, a distance of 389.94 feet to the point of beginning; said point also being the point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.33 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 32 minutes 45 seconds East, 35.36 feet; thence South 89 degrees 23 minutes 00 seconds East, a distance of 899.22 feet to the point of curvature of a curve concave Northwesterly, having a radius of 256.00 feet; thence along and around the arc of said curve, a distance of 79.89 feet, said arc being subtended by a chord bearing and distance of North 68 degrees 05 minutes 02 seconds East, 79.57 feet; thence North 59 degrees 08 minutes 39 seconds East, a distance of 30.04 feet to the point of curvature of a curve concave Southeasterly, having a radius of 153.50 feet; thence along and around the arc of said curve, an arc distance of 83.77 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 46 minutes 40 seconds East, 82.73 feet; thence South 89 degrees 35 minutes 20 seconds East, a distance of 21.05 feet to the Westerly right-of-way line of U.S. Highway No. 1 (as now established); thence North 00 degrees 24 minutes 40 seconds East along said Westerly right-of-way line, a distance of 104.97 feet to the point of cusp of a curve concave Northwesterly having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 38.89 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 58 minutes 23 seconds West, 35.08 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 233.50 feet; thence along and around the arc of said curve, an arc distance of 123.85 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 20 minutes 22 seconds West, 122.41 feet; thence South 59 degrees 08 minutes 39 seconds West, a distance of 16.31 feet to the point of curvature of a curve concave Northwesterly, having a radius of 176.00 feet; thence along and around the arc of said curve, an arc distance of 96.68 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 52 minutes 50 seconds West, 95.47 feet; thence North 89 degrees 23 minutes 00 seconds West, a distance of 851.10 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.21 feet, said arc being subtended by a chord bearing and distance of North 44 degrees 27 minutes 15 seconds West, 35.31 feet to the point of cusp, said point of cusp lying on the Easterly right-of-way line of the aforementioned State Road S-5A; thence South 00 degrees 28 minutes 30 seconds West along said right-of-way line, a distance of 130.00 feet to the point of beginning.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1998 MAY 20 PM 3:32

Paul "Paul" Munkel
CLERK OF DISTRICT COURT

This instrument prepared by:
Richard F. Joyce, Esquire
P.O. Box 5239
St. Augustine, Florida 32085-5239
Prepared without opinion of title

WARRANTY DEED

This Warranty Deed made this 24TH day of March, 1988, by and between ALMAND CONSTRUCTION COMPANY, INC., a Florida corporation, hereinafter called Grantor, and ST. JOHNS COUNTY, a political subdivision of the State of Florida, hereinafter called Grantee,

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Johns County, Florida, viz:

LEGAL DESCRIPTION PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

TOGETHER with all the tenements, hereditament 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1987.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
in our presence:

Mary Ann Reynolds
Witness

ALMAND CONSTRUCTION COMPANY, INC.,
a Florida corporation

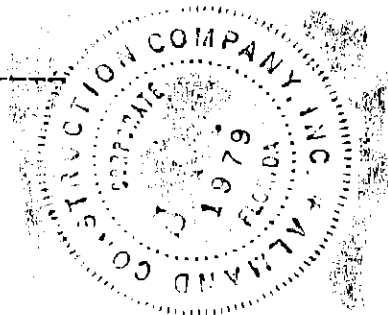
Margaret Adams
Witness

BY: [Signature]
Amos F. Almand, III,
Its President

ATTEST:

Sue C. Almand
Sue C. Almand, Its Secretary

(Corporate Seal)



Documentary Tax Pd. \$.55
\$ 0 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: [Signature] D.C.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before me personally appeared AMOS F. ALMAND, III and SUE C. ALMAND, to me well known to be the President and Secretary respectively of ALMAND CONSTRUCTION COMPANY, INC., a Florida corporation, the corporation named in the foregoing instrument, and known to me to the persons who as such officers of said corporation executed the same; then and there the said AMOS F. ALMAND, III and the said SUE C. ALMAND did acknowledge before me that said instrument is the free act and deed of said corporation by them respectively executed as such officers for the purposes therein expressed; that the seal thereunto attached is the corporate seal by them in like capacity affixed; all under authority in them duly vested by the Board of Directors of said corporation.

WITNESS my hand and official seal this 24TH day of March, 1988.

Mary Ann Regalado
Notary Public
State of Florida at Large
My Commission Expires

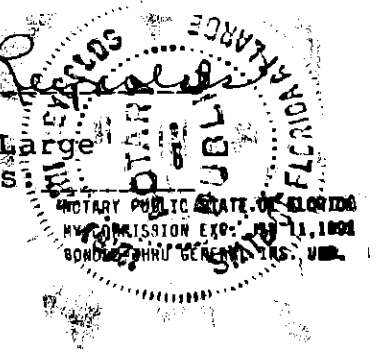


EXHIBIT "A"

A part of the Perpall Grant, lying in Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, described in Deed recorded in Deed Book 223, page 75, of the public records of said County, lying West of the West right-of-way line of U.S. Highway No. 1 (State Road No. 5), being more particularly described as follows:

For a point of reference, commence at a concrete monument on the Easterly right-of-way line of State Road No. S-5A (Moultrie Road) at a point 33 feet, South 89 degrees 23 minutes East from the West boundary line of said Section 41 and from a point which is 2,376 feet from the Southern boundary of said Section 41; thence North 00 degrees 28 minutes 30 seconds East along said Easterly right-of-way line of State Road No. S-5A, a distance of 389.94 feet to the point of beginning; said point also being the point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.33 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 32 minutes 45 seconds East, 35.36 feet; thence South 89 degrees 23 minutes 00 seconds East, a distance of 899.22 feet to the point of curvature of a curve concave Northwesterly, having a radius of 256.00 feet; thence along and around the arc of said curve, a distance of 79.89 feet, said arc being subtended by a chord bearing and distance of North 68 degrees 05 minutes 02 seconds East, 79.57 feet; thence North 59 degrees 08 minutes 39 seconds East, a distance of 30.04 feet to the point of curvature of a curve concave Southeasterly, having a radius of 153.50 feet; thence along and around the arc of said curve, an arc distance of 83.77 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 46 minutes 40 seconds East, 82.73 feet; thence South 89 degrees 35 minutes 20 seconds East, a distance of 21.05 feet to the Westerly right-of-way line of U.S. Highway No. 1 (as now established); thence North 00 degrees 24 minutes 40 seconds East along said Westerly right-of-way line, a distance of 104.97 feet to the point of cusp of a curve concave Northwesterly having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 38.89 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 58 minutes 23 seconds West, 35.08 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 233.50 feet; thence along and around the arc of said curve, an arc distance of 123.85 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 20 minutes 22 seconds West, 122.41 feet; thence South 59 degrees 08 minutes 39 seconds West, a distance of 16.31 feet to the point of curvature of a curve concave Northwesterly, having a radius of 176.00 feet; thence along and around the arc of said curve, an arc distance of 96.68 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 52 minutes 50 seconds West, 95.47 feet; thence North 89 degrees 23 minutes 00 seconds West, a distance of 851.10 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.21 feet, said arc being subtended by a chord bearing and distance of North 44 degrees 27 minutes 15 seconds West, 35.31 feet to the point of cusp, said point of cusp lying on the Easterly right-of-way line of the aforementioned State Road S-5A; thence South 00 degrees 28 minutes 30 seconds West along said right-of-way line, a distance of 130.00 feet to the point of beginning.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1988 MAY 24 PM 1:19

Carol "Budd" Munkel
CLERK OF CIRCUIT COURT

88 12734

PARTIAL RELEASE OF MORTGAGE

WHEREAS, CHARLES M. NEVIASER, hereinafter called "Mortgagee", is the holder of that certain mortgage and security interest given by ALMAND CONSTRUCTION COMPANY, INC., a Florida corporation, hereinafter called "Mortgagor" in that certain instrument more accurately described as follows:

Mortgage from ALMAND CONSTRUCTION COMPANY, a Florida corporation, to CHARLES M. NEVIASER, recorded in Official Records Book 730, page 188, of the public records of St. Johns County, Florida on December 31, 1986.

WHEREAS, Mortgagor has requested Mortgagee to release certain property hereinafter described from the lien and operation of the Mortgage;

NOW THEREFORE, Mortgagee in consideration of the premises in the sum of Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does remise, release, and discharge from the lien and operation of the Mortgage unto Mortgagor, its successors and assigns, that certain portion of the property encumbered thereby described in said Mortgage Deed more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, the same unto Mortgagor, its successor and assigns forever discharged of and from the lien of the Mortgage; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the Mortgage on the remaining part of such mortgaged property not hereby released therefrom or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed this 28th day of March, 1988.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]

Witness

[Signature]

CHARLES M. NEVIASER

[Signature]

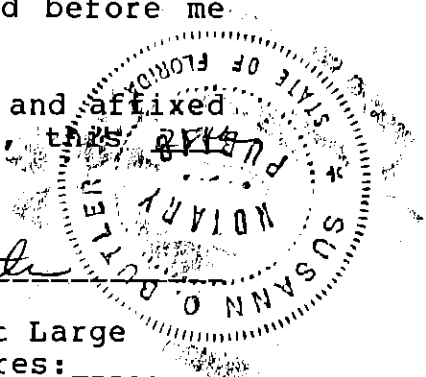
Witness

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared CHARLES M. NEVIASER, to me well known and known to me to be the individual described in and who executed the foregoing instrument and he acknowledged to and before me that said instrument is his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 27th day of March, 1988.

Susan O. Butler
Notary Public
State of Florida at Large
My Commission Expires: _____



NOTARY PUBLIC, STATE OF FLORIDA
My commission expires June 13, 1988

EXHIBIT "A"

A part of the Perpall Grant, lying in Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, described in Deed recorded in Deed Book 223, page 75, of the public records of said County, lying West of the West right-of-way line of U.S. Highway No. 1 (State Road No. 5), being more particularly described as follows:

For a point of reference, commence at a concrete monument on the Easterly right-of-way line of State Road No. S-5A (Moultrie Road) at a point 33 feet, South 89 degrees 23 minutes East from the West boundary line of said Section 41 and from a point which is 2,376 feet from the Southern boundary of said Section 41; thence North 00 degrees 28 minutes 30 seconds East along said Easterly right-of-way line of State Road No. S-5A, a distance of 389.94 feet to the point of beginning; said point also being the point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.33 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 32 minutes 45 seconds East, 35.36 feet; thence South 89 degrees 23 minutes 00 seconds East, a distance of 899.22 feet to the point of curvature of a curve concave Northwesterly, having a radius of 256.00 feet; thence along and around the arc of said curve, a distance of 79.89 feet, said arc being subtended by a chord bearing and distance of North 68 degrees 05 minutes 02 seconds East, 79.57 feet; thence North 59 degrees 08 minutes 39 seconds East, a distance of 30.04 feet to the point of curvature of a curve concave Southeasterly, having a radius of 153.50 feet; thence along and around the arc of said curve, an arc distance of 83.77 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 46 minutes 40 seconds East, 82.73 feet; thence South 89 degrees 35 minutes 20 seconds East, a distance of 21.05 feet to the Westerly right-of-way line of U.S. Highway No. 1 (as now established); thence North 00 degrees 24 minutes 40 seconds East along said Westerly right-of-way line, a distance of 104.97 feet to the point of cusp of a curve concave Northwesterly having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 38.89 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 58 minutes 23 seconds West, 35.08 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 233.50 feet; thence along and around the arc of said curve, an arc distance of 123.85 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 20 minutes 22 seconds West, 122.41 feet; thence South 59 degrees 08 minutes 39 seconds West, a distance of 16.31 feet to the point of curvature of a curve concave Northwesterly, having a radius of 176.00 feet; thence along and around the arc of said curve, an arc distance of 96.68 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 52 minutes 50 seconds West, 95.47 feet; thence North 89 degrees 23 minutes 00 seconds West, a distance of 851.10 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.21 feet, said arc being subtended by a chord bearing and distance of North 44 degrees 27 minutes 15 seconds West, 35.31 feet to the point of cusp, said point of cusp lying on the Easterly right-of-way line of the aforementioned State Road S-5A; thence South 00 degrees 28 minutes 30 seconds West along said right-of-way line, a distance of 130.00 feet to the point of beginning.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1900 MAY 24 PM 1:19

Paul "Bud" Munkel
CLERK OF DISTRICT COURT

88 12735

PARTIAL RELEASE OF MORTGAGE

WHEREAS, SOUTHEAST BANK, N.A., hereinafter called "Mortgagee", is the holder of that certain mortgage and security interest given by ALMAND CONSTRUCTION COMPANY, INC., a Florida corporation, hereinafter called "Mortgagor" in that certain instrument more accurately described as follows:

Mortgage from ALMAND CONSTRUCTION COMPANY, a Florida corporation to SOUTHEAST BANK, N.A., recorded in Official Records Book 740, page 1507, of the public records of St. Johns County, Florida on April 1, 1987.

WHEREAS, Mortgagor has requested Mortgagee to release certain property hereinafter described from the lien and operation of the Mortgage;

NOW THEREFORE, Mortgagee in consideration of the premises in the sum of Ten and no/100ths (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does remise, release, and discharge from the lien and operation of the Mortgage unto Mortgagor, its successors and assigns, that certain portion of the property encumbered thereby described in said Mortgage Deed more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, the same unto Mortgagor, its successor and assigns forever discharged of and from the lien of the Mortgage; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the Mortgage on the remaining part of such mortgaged property not hereby released therefrom or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, Mortgagee has caused this instrument to be executed this 2nd day of March, 1988.

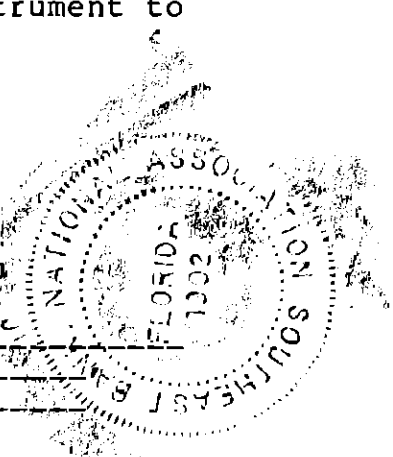
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Brenda Hudson
Witness

Cindy L. Quinn
Witness

SOUTHEAST BANK, N.A.
a Florida corporation

BY: JAMES C. FOLGER
JAMES C. FOLGER
Its Vice President



STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME, a Notary Public authorized to take acknowledgements in the State and County set forth above, personally appeared James C. Rodgers to me well known and known to me to be the Vice President of the corporation partially releasing the mortgage described in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, this 22nd day of March, 1988.

Brenda K. H...
Notary Public
State of Florida at Large
My Commission Expires: Jan. 20, 1989
Bonded By Transamerica Insurance Co.

A circular notary seal for the State of Florida. The outer ring contains the text "NOTARY PUBLIC STATE OF FLORIDA". The inner text reads "NOTARY PUBLIC STATE OF FLORIDA", "My Commission Expires Jan. 20, 1989", and "Bonded By Transamerica Insurance Co.".

EXHIBIT "A"

A part of the Perpall Grant, lying in Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, described in Deed recorded in Deed Book 223, page 75, of the public records of said County, lying West of the West right-of-way line of U.S. Highway No. 1 (State Road No. 5), being more particularly described as follows:

For a point of reference, commence at a concrete monument on the Easterly right-of-way line of State Road No. S-5A (Moultrie Road) at a point 33 feet, South 89 degrees 23 minutes East from the West boundary line of said Section 41 and from a point which is 2,376 feet from the Southern boundary of said Section 41; thence North 00 degrees 28 minutes 30 seconds East along said Easterly right-of-way line of State Road No. S-5A, a distance of 389.94 feet to the point of beginning; said point also being the point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.33 feet, said arc being subtended by a chord bearing and distance of North 45 degrees 32 minutes 45 seconds East, 35.36 feet; thence South 89 degrees 23 minutes 00 seconds East, a distance of 899.22 feet to the point of curvature of a curve concave Northwesterly, having a radius of 256.00 feet; thence along and around the arc of said curve, a distance of 79.89 feet, said arc being subtended by a chord bearing and distance of North 68 degrees 05 minutes 02 seconds East, 79.57 feet; thence North 59 degrees 08 minutes 39 seconds East, a distance of 30.04 feet to the point of curvature of a curve concave Southeasterly, having a radius of 153.50 feet; thence along and around the arc of said curve, an arc distance of 83.77 feet, said arc being subtended by a chord bearing and distance of North 74 degrees 46 minutes 40 seconds East, 82.73 feet; thence South 89 degrees 35 minutes 20 seconds East, a distance of 21.05 feet to the Westerly right-of-way line of U.S. Highway No. 1 (as now established); thence North 00 degrees 24 minutes 40 seconds East along said Westerly right-of-way line, a distance of 104.97 feet to the point of cusp of a curve concave Northwesterly having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 38.89 feet, said arc being subtended by a chord bearing and distance of South 44 degrees 58 minutes 23 seconds West, 35.08 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 233.50 feet; thence along and around the arc of said curve, an arc distance of 123.85 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 20 minutes 22 seconds West, 122.41 feet; thence South 59 degrees 08 minutes 39 seconds West, a distance of 16.31 feet to the point of curvature of a curve concave Northwesterly, having a radius of 176.00 feet; thence along and around the arc of said curve, an arc distance of 96.68 feet, said arc being subtended by a chord bearing and distance of South 74 degrees 52 minutes 50 seconds West, 95.47 feet; thence North 89 degrees 23 minutes 00 seconds West, a distance of 851.10 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence along and around the arc of said curve, an arc distance of 39.21 feet, said arc being subtended by a chord bearing and distance of North 44 degrees 27 minutes 15 seconds West, 35.31 feet to the point of cusp, said point of cusp lying on the Easterly right-of-way line of the aforementioned State Road S-5A; thence South 00 degrees 28 minutes 30 seconds West along said right-of-way line, a distance of 130.00 feet to the point of beginning.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1988 MAY 24 PM 1:19

Paul "Bud" Munkel
CLERK OF DISTRICT COURT