

RESOLUTION NO. 91-48
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY UTILITY DEPARTMENT

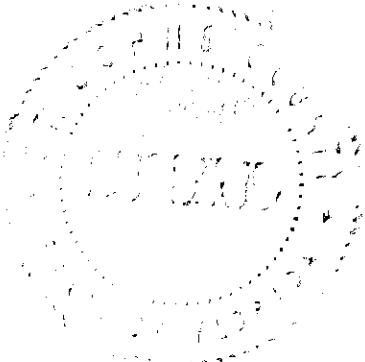
WHEREAS, ST. JOHNS TRADING COMPANY, INC. as owner, has tendered a Warranty Deed, Bill of Sale, dated December 10, 1990, Copy of Title Opinion, a Corporate Resolution which authorizes conveyance of property, easement, lift station and pipes to St. Johns County, and a copy of the Quit-Claim Deed conveying the property described in Exhibit "A" to St. Johns Trading Company, Inc. to the St. Johns County Utility Department conveying to the utility department a certain sewage lift station (ABC Liquor Site).

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE ST. JOHNS COUNTY UTILITY DEPARTMENT, as follows:

Section 1. The above described Warranty Deed, Bill of Sale, Corporate Resolution and Quit-Claim Deed are hereby accepted by the St. Johns County Utility Department.

Section 2. The Clerk is instructed to file the title opinion and Bill of Sale and to record the conveyance of easement in the official public records of St. Johns County at the Utility Department's expense.

PASSED AND ADOPTED by the St. Johns County Board of County Commissioners, this 12th day of March, 1991.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Donald W. Harts

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Amy B. Mulligan

UPCHURCH, BAILEY AND UPCHURCH, P. A.

ATTORNEYS AT LAW
760 NORTH PONCE DE LEON BOULEVARD
SAINT AUGUSTINE

HAMILTON D. UPCHURCH
JOHN D. BAILEY, JR.
FRANK D. UPCHURCH, III
TRACY W. UPCHURCH

KATHERINE GAERTNER JONES

PLEASE REPLY TO
POST OFFICE DRAWER 3007
SAINT AUGUSTINE, FLORIDA 32085-3007

TELEPHONE (904) 829-9066
TELECOPIER (904) 825-4862

FRANK D. UPCHURCH
(1894-1986)
FRANK D. UPCHURCH, JR.
OF COUNSEL

February 12, 1991

Mr. Bobby Jones, Director of Utilities
Anastasia Sanitary District
Post Office Box 1749
St. Augustine, Florida 32085

RE: Dedication of Lift Station on Jax Liquor Site
Located on Property Owned by St. Johns Trading
Company, Inc., Located at the Intersection A-1-A,
State Road 3 and State Road 312

Dear Bobby:

Enclosed are the following documents concerning the dedication of the above sewage lift station to St. Johns County:

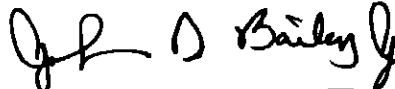
1. An executed Warranty Deed which conveys the lift station site together with an easement for ingress and egress and installation of water and sewer lines.
2. An executed Bill of Sale conveying the lift station and all water and sewer lines.
3. A copy of the title opinion letter prepared by our firm.
4. A corporate resolution which authorizes the conveyance of the property, easement, lift station and pipes to St. Johns County.
5. A copy of the Quit-Claim Deed conveying the property described on Exhibit "A" to St. Johns Trading Company, Inc.

Would you please inspect the lift station and if you find it to be constructed in compliance with County standards, request the Board of County Commissioners to accept the dedication of the above lift station.

Mr. Bobby Jones, Director of Utilities
Anastasia Sanitary District
February 12, 1991

Please contact me should you need any further documentation or information before presenting this dedication request to the Board of County Commissioners.

Very truly yours,



JOHN D. BAILEY, JR.

JDBjr/gb
Enclosures

BY HAND DELIVERY

THIS INSTRUMENT PREPARED BY:
Claude Smith, Jr.
Post Office Box 19100-F
Jacksonville, FL 32245

Warranty Deed

(CORPORATE)

THIS INDENTURE, Made this 3rd day of December, A. D. 1990 BETWEEN

St. Johns Trading Company, Inc.

a corporation organized and existing under the laws of the State of Florida
of the County of Duval, State of Florida, party of the first part, and

St. Johns County, a political subdivision, whose address is c/o Clerk of the Circuit
Court, St. Augustine, St. Johns County, Florida 32084
of the County of St. Johns, State of Florida, party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of
Ten and No/100's (\$10.00) Dollars,
to it in hand paid by the said party of the second part, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said party of the second
part, its heirs and assigns forever, the following described land, situate, lying and
being in the County of St. Johns, State of Florida, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE
A PART HEREOF, (THE "PROPERTY").

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS
TO THE PROPERTY FOR THE INSTALLATION AND MAINTENANCE OF WATER
AND SEWER LINES ON AND OVER THE REAL PROPERTY DESCRIBED ON
EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

THE GRANTEE, BY ITS ACCEPTANCE OF THIS EASEMENT AGREES, AT
ITS EXPENSE, TO MAINTAIN THE WATER AND SEWER LINES LOCATED
THEREIN AND TO REPAIR ANY DAMAGE CAUSED TO THE PROPERTY BY THE
INSTALLATION AND MAINTENANCE OF SUCH WATER AND SEWER LINES.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused this instrument to be executed in its
name by its President and caused its Corporate Seal attested by its Secretary to be hereto affixed
the day and year first above written.

St. Johns Trading Company, Inc.

(CORPORATE SEAL)

ATTEST

By: Mary J. Tredinick

Its Secretary

By: [Signature]

Its President

Signed and Sealed in Our Presence:

[Signature]
[Signature]

STATE OF)
COUNTY OF)

Before me personally appeared D.W. Tredinick and Mary J. Tredinick

respectively the President and Secretary of St. Johns Trading Company, Inc.
a corporation under the laws of the State of Florida, to me well known to be the individuals and officers
described in and who executed the foregoing instrument and severally acknowledged the execution thereof to
be their own free act and deed as such officers thereunto duly authorized; and that the official seal of said
corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my hand and official seal this 3rd day of December, 1990,

at Jacksonville, County and State aforesaid.

[Signature]
Notary Public in and for the County and State Aforesaid.
My Commission expires:

Notary Public, State of Florida
My Commission Expires Dec. 13, 1992
Bonded thru Troy Egan - Insurance Inc.

LIFT STATION PARCEL

TREDINICK - ST. AUGUSTINE SITE

NOVEMBER 30, 1990

A PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF OLD BEACH ROAD (A 66 FOOT RIGHT-OF-WAY NOW ESTABLISHED) ALSO KNOWN AS ATLANTIC BOULEVARD BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 78002-2502, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 312 (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED): THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 312, SAID RIGHT-OF-WAY LINE LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 1809.86 FEET, AN ARC DISTANCE OF 165.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°45'58" WEST AND A CHORD DISTANCE OF 164.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 25.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°45'28" WEST AND A CHORD DISTANCE OF 25.06 FEET; THENCE NORTH 00°20'45" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 43.30 FEET; THENCE SOUTH 89°39'15" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°20'45" WEST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1104 SQUARE FEET MORE OR LESS.

EXHIBIT "A"

UTILITY EASEMENT

TREDINICK - ST. AUGUSTINE SITE

NOVEMBER 30, 1990

A PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD BEACH ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) ALSO KNOWN AS ATLANTIC BOULEVARD BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 78002-2502, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 312 (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 312, SAID RIGHT-OF-WAY LINE LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 1809.86 FEET, AN ARC DISTANCE OF 217.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 87°55'56" WEST AND A CHORD DISTANCE OF 217.54 FEET; THENCE NORTH 00°20'45" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.02 FEET; THENCE SOUTH 89°39'15" EAST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 00°20'45" WEST, A DISTANCE OF 30.69 FEET TO A POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 1789.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 151.27 EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°56'12" EAST AND A CHORD DISTANCE OF 151.22 FEET TO A POINT ON AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF OLD BEACH ROAD; THENCE SOUTH 03°10'48" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF OLD BEACH ROAD, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES, MORE OR LESS.

EXHIBIT "B"

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, That ST. JOHNS TRADING COMPANY, INC., a Florida corporation, of Duval County, Florida, party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, to it paid by the ANASTASIA SANITARY DISTRICT, of St. Johns County, Florida, party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the said party of the second part, the following goods and chattels:

That certain sewage lift station and all pumps, pipes and water and sewer lines located on and under the real properties described on Exhibits "A" and "B", attached hereto.

TO HAVE AND TO HOLD the same unto the said party of the second part forever.

And its does covenant to and with the said party of the second part that it is the lawful owner of the said goods and chattels; that it has good right to sell the same as aforesaid, and that it will warrant and defend the sale of said property, goods and chattels hereby made, unto the said party of the second part, against the lawful claims and demands of all persons whomsoever.

St. Johns County, by its acceptance of this Bill of Sale, agrees to maintain the sewage lift station and personal property described herein.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal this 10th day of December, 1990.

Signed, sealed and delivered in the presence of:

John E. Yarbrough
Witness
Charles S. Blay
Witness

ST. JOHNS TRADING COMPANY, INC.
By: D.W. Tredinick
D.W. TREDINICK
Its President

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, D.W. TREDINICK, as President of St. Johns Trading Company, Inc., a Florida corporation, to me well known to be the person described in and who executed the foregoing Bill of Sale, and he acknowledged before me that he executed same as such corporate officer for the uses and purposes therein expressed as the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of December, 1990.

Charles S. Blay
Notary Public
State of Florida at Large
My commission expires: _____

Notary Public, State of Florida
My Commission Expires Dec. 13, 1992
Bonded thru Iron Fair - Insurance Inc.

LIFT STATION PARCEL

TREDINICK - ST. AUGUSTINE SITE

NOVEMBER 30, 1990

A PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF OLD BEACH ROAD (A 66 FOOT RIGHT-OF-WAY NOW ESTABLISHED) ALSO KNOWN AS ATLANTIC BOULEVARD BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 78002-2502, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 312 (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED): THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 312, SAID RIGHT-OF-WAY LINE LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 1809.86 FEET, AN ARC DISTANCE OF 165.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°45'58" WEST AND A CHORD DISTANCE OF 164.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 25.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°45'28" WEST AND A CHORD DISTANCE OF 25.06 FEET; THENCE NORTH 00°20'45" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 43.30 FEET; THENCE SOUTH 89°39'15" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°20'45" WEST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

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EXHIBIT "A"

UTILITY EASEMENT

TREDINICK - ST. AUGUSTINE SITE

NOVEMBER 30, 1990

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CONTAINING 0.14 ACRES, MORE OR LESS.

EXHIBIT "B"

RESOLUTION AND CERTIFICATE OF INCUMBENCY

I hereby certify that on December 10, 1990, a duly constituted special meeting of the Board of Directors of ST. JOHNS TRADING COMPANY, INC., a Florida corporation, (the "Corporation") at which a quorum of Directors was present, was held and the following resolutions were duly adopted and are now in full force and effect:

RESOLVED, that the Corporation is hereby authorized to transfer and convey to St. Johns County, a political subdivision of the State of Florida, that certain real property described on Exhibit "A" and sewage lift station located thereon together with an easement over the property described on Exhibit "B" and together with all pumps, pipes and water and sewer lines located on and under the properties described on Exhibits "A" and "B". The Secretary of the Corporation is authorized to execute a Warranty Deed, Bill of Sale and such other affidavits and documents as are necessary to effect the transfer and conveyance set forth above.

RESOLVED, further, that the Secretary of this Corporation be and is hereby authorized to certify to the County the foregoing resolution, that the provisions thereof are in conformity with the charter and bylaws of this Corporation, and that the foregoing powers and authority will continue until written notice of revocation has been delivered to the County.

I further certify that there is no provision in the charter or bylaws of the Corporation, limiting the power of the Board of Directors to pass the foregoing resolutions, that the same are in conformity with the provisions of said charter and bylaws and are duly recorded in the minute book of the Corporation, that the foregoing powers and authority will continue until written notice of revocation has been delivered to the County and that D.W. TREDINICK and MARY J. TREDINICK, are the duly elected President and Secretary, respectively, of the Corporation.

I further certify that I am Secretary of the Corporation, and have been duly appointed and am presently serving in that capacity in accordance with the bylaws of the Corporation.

IN WITNESS WHEREOF, I have subscribed my signature to this certificate and affixed the seal of the Corporation.

Mary J. Tredinick
SECRETARY

(Corporate Seal)

Date: December 10, 1990

LIFT STATION PARCEL

TREDINICK - ST. AUGUSTINE SITE

NOVEMBER 30, 1990

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CONTAINING 1104 SQUARE FEET MORE OR LESS.

EXHIBIT "A"

UTILITY EASEMENT

TREDINICK - ST. AUGUSTINE SITE

NOVEMBER 30, 1990

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CONTAINING 0.14 ACRES, MORE OR LESS.

EXHIBIT "B"

COPY

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
POST OFFICE DRAWER 3007
ST. AUGUSTINE, FLORIDA 32085-3007

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 8 day of February, 1991, by ABC LIQUORS, INC., a Florida corporation, first party, to ST. JOHNS TRADING COMPANY, INC., whose address is 8443 Baymeadows Road, Post Office Box 19100-F, Jacksonville, Florida 32216, second party:

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all right, title, interest, claim and demand which the said first party 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF, (THE "PROPERTY").

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Genove B. Vulliamy
Richard J. [Signature]

ABC LIQUORS, INC.

(CORPORATE SEAL)

By: *[Signature]*
Its: President

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JOHN W. HOLLOWAY, as President of ABC LIQUORS, INC., the corporation named as first party in the foregoing deed, and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of February, 1991.

Armed Calderin
Notary Public

My Commission Expires:
Notary Public, State of Florida
My Commission Expires Aug. 27, 1994
Bonded Third Party Fidelity Insurance Inc.

2/12/91 orig sent to recording

LIFT STATION PARCEL

TREDINICK - ST. AUGUSTINE SITE

NOVEMBER 30, 1990

A PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF OLD BEACH ROAD (A 66 FOOT RIGHT-OF-WAY NOW ESTABLISHED) ALSO KNOWN AS ATLANTIC BOULEVARD BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 78002-2502, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 312 (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 312, SAID RIGHT-OF-WAY LINE LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 1809.86 FEET, AN ARC DISTANCE OF 165.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°45'58" WEST AND A CHORD DISTANCE OF 164.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 25.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°45'28" WEST AND A CHORD DISTANCE OF 25.06 FEET; THENCE NORTH 00°20'45" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 43.30 FEET; THENCE SOUTH 89°39'15" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°20'45" WEST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1104 SQUARE FEET MORE OR LESS.

A PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF OLD BEACH ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) ALSO KNOWN AS ATLANTIC BOULEVARD BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 78002-2502, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 312 (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 312, SAID RIGHT-OF-WAY LINE LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 1809.86 FEET, AN ARC DISTANCE OF 217.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 87°55'56" WEST AND A CHORD DISTANCE OF 217.54 FEET; THENCE NORTH 00°20'45" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.02 FEET; THENCE SOUTH 89°39'15" EAST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 00°20'45" WEST, A DISTANCE OF 30.69 FEET TO A POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 1789.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 151.27 EAST, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°56'12" EAST AND A CHORD DISTANCE OF 151.22 FEET TO A POINT ON AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF OLD BEACH ROAD; THENCE SOUTH 03°10'48" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF OLD BEACH ROAD, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES, MORE OR LESS.

LESS AND EXCEPT ALL THOSE LANDS DESCRIBED IN THAT CERTAIN CORRECTIVE WARRANTY DEED RECORDED NOVEMBER 5, 1990 IN O.R. BOOK 874, PAGE 857 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

EXHIBIT "A"

UPCHURCH, BAILEY AND UPCHURCH, P. A.

ATTORNEYS AT LAW
780 NORTH PONCE DE LEON BOULEVARD
SAINT AUGUSTINE

HAMILTON D. UPCHURCH
JOHN D. BAILEY, JR.
FRANK D. UPCHURCH, III
TRACY W. UPCHURCH

KATHERINE GAERTNER JONES

PLEASE REPLY TO
POST OFFICE DRAWER 3007
SAINT AUGUSTINE, FLORIDA 32085-3007

TELEPHONE (904) 829-9066
TELECOPIER (904) 825-4862

FRANK D. UPCHURCH
(1894-1986)
FRANK D. UPCHURCH, JR.
OF COUNSEL

February 12, 1991

St. Johns County Board of Commissioners
St. Johns County Administration Building
State Road 16-A
St. Augustine, Florida 32084

Re: Property Owned by St. Johns Trading
Company, Inc., Located at the Intersection
of A-1-A, State Road 3 and State Road 312
to be conveyed to St. Johns County

Dear Sirs:

At your request, we have prepared an Opinion of Title on the above land in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto.

From our examination of the Public Records of St. Johns County, Florida, we find that a fee simple title to the subject real property is vested in St. Johns Trading Company, Inc. by virtue of a deed to St. Johns Trading Company, Inc. from Robert E. Greggs and Claudia E. Greggs, his wife, filed August 17, 1979 and recorded in Official Records Book 423, page 338, of said public records, subject only to the following:

1. Rights of parties in possession other than the record owner.
2. Any unpaid and recorded mechanics or materialmen's liens for labor or materials furnished beginning within ninety (90) days prior to January 7, 1991.
3. Applicable zoning ordinances and regulations.
4. Taxes for the year 1991 and subsequent years.

5. Any state of facts which an accurate survey might show.
6. Any lien or encumbrance placed on record after January 7, 1991.

Very truly yours,


JOHN D. BAILEY, JR.

JDB:jrs

SCHEDULE "A"

LIFT STATION PARCEL

A part of the Southeast 1/4 of Section 28, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

COMMENCE at the intersection of the Westerly right of way line of Old Beach Road (a 66 foot right of way as now established) also known as Atlantic Boulevard by the Florida Department of Transportation right of way map, Section No. 78002-2502, with the Northerly right of way line of State Road No. 312 (a 200 foot right of way as now established); thence Westerly along said Northerly right of way line of State Road No. 312, said right of way line lying on a curve, said curve being concave Northerly, having a radius of 1809.86 feet, an arc distance of 170.91 feet, said arc being subtended by a chord bearing of North 88 degrees 40 minutes 21 seconds West and a chord distance of 170.85 feet to the Point of Beginning; thence continue Westerly along the arc of said curve and along said Northerly right of way line, an arc distance of 20.13 feet, said arc being subtended by a chord bearing of North 85 degrees 38 minutes 55 seconds West and a chord distance of 20.13 feet; thence North 02 degrees 06 minutes 38 seconds West leaving said Northerly right of way line, a distance of 42.72 feet; thence North 87 degrees 53 minutes 22 seconds East, a distance of 20.00 feet; thence South 02 degrees 06 minutes 38 seconds East, a distance of 44.99 feet to the Point of Beginning.

UTILITY EASEMENT

A part of the Southeast 1/4 of Section 28, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Beginning, COMMENCE at the intersection of the Easterly right of way line of Old Beach Road (a 66 foot right of way as now established) also known as Atlantic Boulevard by the Florida Department of Transportation right of way map section number 78002-2502, with the Northerly right of way line of State Road No. 312 (a 200 foot right of way as now established); thence Westerly along said Northerly right of way line of State Road No. 312, said right of way line lying on a curve, said curve being concave Northly, having a radius of 1809.86 feet, an arc distance of 217.67 feet, said arc being subtended by a chord bearing of North 87 degrees 55 minutes 56 seconds West and a chord distance of 217.54 feet; thence North 00 degrees 20 minutes 45 seconds East leaving said Northerly right of way line, a distance of 46.02 feet; thence South 89 degrees 39 minutes 15 seconds East, a distance of 65.00 feet; thence South 00 degrees 20 minutes 45 seconds West, a distance of 30.69 feet to a point lying on a curve, said curve being concave Northerly, having a radius of 1789.86 feet; thence Easterly along the arc of said curve, an arc distance of 151.27 feet East, said arc being subtended by a chord bearing of South 88 degrees 56 minutes 12 seconds East and a Chord distance of 151.22 feet to a point on aforementioned Westerly right of way line of Old Beach Road; thence South 03 degrees 10 minutes 48 seconds East along said Westerly right of way line of Old Beach Road, a distance of 20.01 feet to the Point of Beginning.

UPCHURCH, BAILEY AND UPCHURCH, P. A.

ATTORNEYS AT LAW
780 NORTH PONCE DE LEON BOULEVARD
SAINT AUGUSTINE

HAMILTON D. UPCHURCH
JOHN D. BAILEY, JR.
FRANK D. UPCHURCH, III
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KATHERINE GAERTNER JONES

PLEASE REPLY TO
POST OFFICE DRAWER 3007
SAINT AUGUSTINE, FLORIDA 32085-3007

FRANK D. UPCHURCH
(1894-1986)
FRANK D. UPCHURCH, JR.
OF COUNSEL

TELEPHONE (904) 829-9066
TELECOPIER (904) 825-4862

March 4, 1991

St. Johns Trading Company
c/o Claude Smith, Jr., Esquire
Post Office Box 19100-F
Jacksonville, Florida 32245

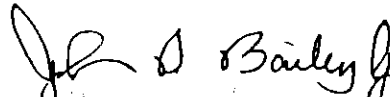
RE: Quit Claim Deed from ABC Liquors, Inc., to St.
Johns Trading Company
Our File No.: 690729

Dear Claude:

Enclosed please find the original Quit Claim Deed recorded in Official Records Book 885, Page 0649, of the public records of St. Johns County, Florida, with regard to the dedication of the lift station to St. Johns County. Would you please route this original document to the appropriate source.

Thank you for your continued cooperation and assistance. Should you have any questions concerning the enclosed, please do not hesitate to contact my office.

Very truly yours,


JOHN D. BAILEY, JR.

/gb
Enclosure

✓ cc: Mr. Bobby Jones, Director
Anastasia Sanitary District

O.R. 885 PG 0649

91 4187

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 8 day of February, 1991, by ABC LIQUORS, INC., a Florida corporation, first party, to ST. JOHNS TRADING COMPANY, INC., whose address is 8443 Baymeadows Road, Post Office Box 19100-F, Jacksonville, Florida 32216, second party:

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all right, title, interest, claim and demand which the said first party 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF; (THE "PROPERTY").

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

John D. Holloway

ABC LIQUORS, INC.

(CORPORATE SEAL)

By: *John W. Holloway*
Its: President

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JOHN W. HOLLOWAY, as President of ABC LIQUORS, INC., the corporation named as first party in the foregoing deed, and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of February, 1991.

Arad Calderin
Notary Public

My Commission Expires:
Notary Public, State of Florida
My Commission Expires Aug. 27, 1994
Bonded thru Tray Coin - Insurance Co.

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

LIFT STATION PARCEL

TREDINICK - ST. AUGUSTINE SITE

NOVEMBER 30, 1990

O.R. 885 PG 0650

A PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF OLD BEACH ROAD (A 66 FOOT RIGHT-OF-WAY NOW ESTABLISHED) ALSO KNOWN AS ATLANTIC BOULEVARD BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 78002-2502, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 312 (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 312, SAID RIGHT-OF-WAY LINE LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 1809.86 FEET, AN ARC DISTANCE OF 165.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°45'58" WEST AND A CHORD DISTANCE OF 164.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 25.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°45'28" WEST AND A CHORD DISTANCE OF 25.06 FEET; THENCE NORTH 00°20'45" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 43.30 FEET; THENCE SOUTH 89°39'15" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°20'45" WEST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

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CONTAINING 0.14 ACRES, MORE OR LESS.

LESS AND EXCEPT ALL THOSE LANDS DESCRIBED IN THAT CERTAIN CORRECTIVE WARRANTY DEED RECORDED NOVEMBER 5, 1990 IN O.R. BOOK 874, PAGE 857 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

EXHIBIT "A"

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

91 FEB 19 PM 1:25

CLERK OF COUNTY COURT

