

RESOLUTION NO. 93- 49

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING FIRST AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS BY THE CORNER AT PONTE VEDRA, LTD. RELATED TO CERTAIN PROPERTY LOCATED AT THE INTERSECTION OF SOLANO ROAD AND STATE ROAD A1A IN THE NORTHEAST PART OF ST. JOHNS COUNTY.

WHEREAS, on September 24, 1991, the St. Johns County Board of County Commissioners (Board) approved Ordinance No. 91-41/Resolution No. 91-148, rezoning certain lands, more fully described on Exhibit A attached hereto incorporated by reference, and made a part hereof; and

WHEREAS, Ordinance No. 91-41/Resolution No. 91-148 rezoned Tract A (1.67 acres) from R3 to R3 for the purpose of a bank facility and/or a professional office building with a building height restriction of two stories, not to exceed 35 ft.; and

WHEREAS, Ordinance 91-41/Resolution No. 91-148 required the recording of a Declaration of Covenants and Restrictions covering the lands described in Exhibit A, including Tract A substantially in the form shown on Exhibit C to Ordinance 91-41/Resolution No. 91-148; and

WHEREAS, such Declaration of Covenants and Restrictions was duly recorded in the public records of St. Johns County at OR 912, page 1617; and

WHEREAS, the successor owner of Tract A, The Corner At Ponte Vedra, Ltd. (The Corner) desires to amend the Declaration of Covenants and Restrictions to clarify that Tract A may be used for a financial institution, including drive-thru tellers and also a professional, business, and general office building; and

WHEREAS, the recorded Declaration of Covenants and Restrictions, at section 3, provides that the covenants and restrictions may not be amended without the prior consent of any owner of all tracts of land rezoned in Ordinance 91-41/Resolution No. 91-148 and without the prior written consent of St. Johns County; and

WHEREAS, The Corner has requested such written consent of St. Johns County to so amend the Declaration of Covenants and Restrictions and will obtain the written consent of all other owners of the property as reflected on the title opinion attached hereto as Exhibit B; and

WHEREAS, the amendment sought by The Corner merely seeks to clarify the Declaration of Covenants and Restrictions recorded at OR Book 912, page 1617 to make the language consistent with Ordinance 91-41/Resolution No. 91-148,

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida as follows:

Section 1. The First Amendment to Declaration of Covenants and Restrictions submitted by The Corner, a copy of

which is attached hereto as Exhibit C and made a part hereof, is hereby approved.

Section 2. The Chairman of the Board is hereby authorized to execute the First Amendment to Declaration of Covenants and Restrictions, so long as it has previously been executed by all other parties.

Section 3. The Declaration of Covenants and Restrictions recorded in the St. Johns County public records at OR 912, page 1617 shall remain in full force and effect, as amended.

Section 4. The Clerk is instructed to file the title opinion submitted by The Corner, dated March 15, 1993 and prepared by Gartner, Brock, and Simon.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Linda Balcaraga*
Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By: *Amy Bennett*
Deputy Clerk



TRACT A

A part of Government Lot 12, Section 21, Township 3 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: For a point of reference, commence at the southeast corner of said Section 21; thence North 89°02'18" East, along the south line of Section 22, of said Township and Range, the same being the north line of Sandy Oaks Unit 1, as recorded in Map Book 14, Pages 98 and 99 of the public records of St. Johns County, Florida, a distance of 238.91 feet to the westerly right of way line of State Road A-1-A, (as now established as a 100 foot right of way); thence North 17°57'52" West, along said westerly right of way line a distance of 698.55 feet to a point, said point being on a curve concave northeasterly, having a radius of 210.79 feet; thence northwesterly, along the arc of said curve, a chord bearing of North 79°14'00" West and a chord distance of 202.66 feet to the point of tangency of said curve; thence North 50°30'07" West a distance of 154.24 feet to a point of curve of a curve concave southwesterly having a radius of 285.00 feet; thence northwesterly along the arc of said curve, a chord bearing of North 70°51'04" West and a chord distance of 198.21 feet to the point of tangency of said curve; thence South 88°48'00" West a distance of 7.28 feet to a point of curve of a curve concave northeasterly having a radius of 30.00 feet; thence northwesterly along the arc of said curve a chord bearing of North 46°12'00" West and a chord distance of 42.43 feet to the point of tangency of said curve; thence North 01°12'00" West a distance of 178.99 feet to the point of beginning; thence continue North 01°12'00" West, along last said line, a distance of 181.24 feet to the southerly right of way of Solano Road, (as now established as a 60 foot right of way); thence North 88°36'36" East, along said southerly right of way line of Solano Road, a distance of 386.69 feet to the aforementioned westerly right of way line of State Road A-1-A, said right of way line being a curve concave northeasterly, having a radius of 2952.93 feet; thence southeasterly along the arc of said curve and along said westerly right of way line a chord bearing of South 11°44'56" East and a chord distance of 184.24 feet to a point on said curve; thence South 88°36'36" West, parallel with the southerly right of way line of aforementioned Solano Road, a distance of 420.42 feet to the point of beginning. Containing 1.67 acres more or less.

TRACT B

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE NORTH 89° 02' 18" EAST, ALONG THE SOUTH LINE OF SECTION 22, OF SAID TOWNSHIP AND RANGE, THE SAME BEING THE NORTH LINE OF SANDY OAKS UNIT 1, AS RECORDED IN MAP BOOK 14, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 238.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A (AS NOW ESTABLISHED AS A 188 FOOT RIGHT OF WAY); THENCE NORTH 17° 57' 52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 908.55 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2952.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE SUBTENDED BY A CHORD BEARING OF NORTH 17° 27' 11" WEST AND A CHORD DISTANCE OF 52.73 FEET TO A POINT ON SAID CURVE AND SAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING; THENCE SOUTH 88° 36' 36" WEST PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD (AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY), A DISTANCE OF 241.28 FEET; THENCE SOUTH 63° 07' 45" WEST, A DISTANCE OF 40.73 FEET; THENCE SOUTH 01° 12' 00" EAST PARALLEL WITH THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 63.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 65° 33' 51" WEST AND A CHORD DISTANCE OF 55.46 FEET TO A POINT OF SAID CURVE; THENCE NORTH 01° 12' 00" WEST, PARALLEL WITH THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 226.71 FEET; THENCE NORTH 88° 36' 36" EAST, PARALLEL WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD, A DISTANCE OF 285.43 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, SAID RIGHT OF WAY BEING A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2952.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE SUBTENDED BY A CHORD BEARING OF SOUTH 15° 14' 20" EAST AND A CHORD DISTANCE OF 175.45 FEET TO THE POINT OF BEGINNING. CONTAINING 1.28 ACRES MORE OR LESS.

TRACT C

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THE SAME BEING THE NORTHEAST CORNER OF INNLET BEACH UNIT EIGHT, AS RECORDED IN MAP BOOK 13, PAGES 111, 112 AND 113 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 89° 04' 18" WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, THE SAME BEING THE NORTH LINE OF SAID INNLET BEACH UNIT EIGHT, A DISTANCE OF 500.90 FEET; THENCE NORTH 01° 12' 00" WEST, PARALLEL WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, A DISTANCE OF 907.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01° 12' 00" WEST, A DISTANCE OF 178.99 FEET; THENCE NORTH 88° 36' 36" EAST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD (AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY), A DISTANCE OF 135.00 FEET; THENCE SOUTH 01° 12' 00" EAST, A DISTANCE OF 226.71 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 285.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 81° 10' 26" WEST AND A CHORD DISTANCE OF 99.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88° 48' 00" WEST, A DISTANCE OF 7.28 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 46° 12' 00" WEST AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING. CONTAINING 0.66 ACRES MORE OR LESS.

A part of Government Lot 12, Section 21, and a part of Government Lot 7, Section 22, all in Township 3 South, Range 29 East, St. Johns County, Florida, all being more particularly described as follows: For a point of reference, commence at the southeast corner of said Section 21, thence north 89°02'18" East, along the south line of said Section 22, the same being the north line of Sandy Oaks Unit 1, as recorded in Map Book 14, Pages 98 and 99 of the public records of St. Johns County, Florida, a distance of 238.91 feet to the westerly right of way line of State Road A-1-A (as now established as a 188 foot right of way); thence North 17°57'52" West, along said westerly right of way line, a distance of 698.55 feet to the point of beginning, said point being on a curve concave northeasterly having a radius of 210.79 feet; thence northwesterly along the arc of said curve subtended by a chord bearing of North 79°14'00" West and a chord distance of 202.66 feet to the point of tangency of said curve; thence North 50°30'07" West, a distance of 154.24 feet to the point of curve of a curve concave southwesterly having a radius of 285.00 feet; thence Northwesterly along the arc of said curve subtended by a chord bearing of North 55°14'29" West and a chord distance of 47.10 feet to a point on said curve; thence North 01°12'00" West, parallel with the west line of aforementioned Government Lot 12, a distance of 63.00 feet; thence North 63°07'45" East, a distance of 40.73 feet; thence North 88°36'36" East, parallel with the southerly right of way line of Solano Road (as now established as a 60 foot right of way), a distance of 241.28 feet to the aforementioned westerly right of way line of State Road A-1-A, said right of way line being a curve concave northeasterly having a radius of 2952.93 feet; thence Southeasterly along the arc of said curve and along said westerly right of way subtended by a chord bearing of South 17°27'11" East and a chord distance of 52.73 feet to the point of tangency of said curve; thence South 17°57'52" East, along said Westerly right of way line, a distance of 210.00 feet to the point of beginning. Containing 1.41 acres more or less.

TRACT E

(LAS CALINAS PATIOS)

A part of Government Lot 12, Section 21, and a part of Government Lot 7, Section 22, all in Township 3 South, Range 29 East, St. Johns County, Florida, all being more particularly described as follows: For a point of beginning commence at the southeast corner of said Section 21; thence South 89°04'18" West, along the South Line of said Section 21, a distance of 500.90 feet; thence North 01°12'00" West a distance of 777.01 feet to a point of curve of a curve concave Southeasterly having a radius of 30.00 feet; thence Northeasterly, along the arc of said curve, a chord bearing of North 43°48'00" East and a chord distance of 42.43 feet to the point of tangency of said curve; thence North 88°48'00" East a distance of 7.28 feet to a point of curve of a curve concave Southwesterly having a radius of 215.00 feet; thence Southeasterly, along the arc of said curve, a chord bearing of South 70°51'04" East and a chord distance of 149.53 feet to the point of tangency of said curve; thence South 50°30'07" East a distance of 154.24 feet to a point of curve of a curve concave Northeasterly having a radius of 280.79 feet; thence Southeasterly, along the arc of said curve, a chord bearing of South 79°14'00" East and a chord distance of 260.96 feet to the westerly right of way line of State Road A-1-A, as now established as a 188 foot right of way; thence South 17°57'52" East, along said Westerly right of way line, a distance of 628.55 feet to the South line of said Section 22; thence South 89°02'18" West, along said South line, the same being the North line of Sandy Oaks Unit 1, as recorded in Map Book 14, Pages 98 and 99 of the Public Records of said county, a distance of 238.91 feet to the point of beginning, containing 10.04 acres more or less.

GARTNER, BROCK AND SIMON

ATTORNEYS AND COUNSELLORS

DUPONT CENTER

SUITE 203

1660 PRUDENTIAL DRIVE, 32207

P. O. BOX 10697, 32247-0697

JACKSONVILLE, FLORIDA

WINFIELD A. GARTNER*
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(904) 399-1113

FLORIDA BAR CERTIFIED
*REAL ESTATE LAWYER
*CIVIL TRIAL LAWYER

March 15, 1993

Board of County Commissioners
of St. Johns County, Florida
Post Office Drawer 349
St. Augustine, Florida 32085-0300

RE: The Corner at Ponte Vedra

Ladies and Gentlemen:

I hereby certify that The Corner at Ponte Vedra, Ltd., a Florida limited partnership, is the owner of the property described on Exhibit "A" attached hereto and which is identified thereon as Tracts A, B and C, and that Healthcare Management Services, Inc. is the owner of the property described on Exhibit "B" attached hereto and identified thereon as Tract D. I further certify that there are not any mortgages, liens or other monetary encumbrances effecting the subject property.

The foregoing is based on a search of the Public Records of St. Johns County, Florida through March 12, 1993 which is the most recent date available for such Public Records.

GARTNER, BROCK AND SIMON

By: 

Bert C. Simon

BCS/drr


- EXHIBIT B -

EXHIBIT "A"

TRACT "A"

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 9 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTH-EAST CORNER OF SAID SECTION 21, THENCE NORTH 84°-02'-18" EAST ALONG THE SOUTH LINE OF SECTION 22, OF SAID TOWNSHIP AND RANGE, THE SAME BEING THE NORTH LINE OF SANDY OAKS UNIT 1, AS RECORDED IN MAP BOOK 14, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 258.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A (AS NOW ESTABLISHED AS A 188 FOOT RIGHT OF WAY); THENCE NORTH 11°-51'-52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 648.53 FEET TO A POINT, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.79 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 79°-14'-00" WEST AND A CHORD DISTANCE OF 202.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 50°-30'-01" WEST A DISTANCE OF 154.21 FEET TO A POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 70°-51'-04" WEST AND A CHORD DISTANCE OF 178.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°-48'-00" WEST A DISTANCE OF 7.28 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING OF NORTH 46°-12'-00" WEST AND A CHORD DISTANCE OF 42.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°-12'-00" WEST A DISTANCE OF 178.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°-12'-00" WEST, ALONG LAST SAID LINE, A DISTANCE OF 181.24 FEET TO THE SOUTHERLY RIGHT OF WAY OF SOLANO ROAD (AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY); THENCE NORTH 88°-36'-36" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD, A DISTANCE OF 586.69 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2952.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE A CHORD BEARING OF SOUTH 11°-44'-56" EAST AND A CHORD DISTANCE OF 184.24 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 88°-36'-36" WEST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED SOLANO ROAD, A DISTANCE OF 420.42 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 1.67 ACRES, MORE OR LESS.

TRACT "B"

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTH-EAST CORNER OF SAID SECTION 21, THENCE NORTH $84^{\circ}-02'-18''$ EAST, ALONG THE SOUTH LINE OF SECTION 22, OF SAID TOWNSHIP AND RANGE, THE SAME BEING THE NORTH LINE OF SANDY OAKS UNIT I, AS RECORDED IN MAP BOOK 14, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA, A DISTANCE OF 256.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A (AS NOW ESTABLISHED AS A 168 FOOT RIGHT OF WAY), THENCE NORTH $17^{\circ}-51'-52''$ WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 908.55 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2952.93 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE SUBTENDED BY A CHORD BEARING OF NORTH $11^{\circ}-27'-11''$ WEST AND A CHORD DISTANCE OF 52.73 FEET TO A POINT ON SAID CURVE AND SAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING, THENCE SOUTH $88^{\circ}-36'-36''$ WEST PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD (AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY), A DISTANCE OF 241.28 FEET, THENCE SOUTH $68^{\circ}-07'-45''$ WEST, A DISTANCE OF 40.73 FEET, THENCE SOUTH $01^{\circ}-12'-00''$ EAST PARALLEL WITH THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 69.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH $65^{\circ}-33'-31''$ WEST AND A CHORD DISTANCE OF 55.46 FEET TO A POINT ON SAID CURVE, THENCE NORTH $01^{\circ}-12'-00''$ WEST, PARALLEL WITH THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 226.71 FEET, THENCE NORTH $88^{\circ}-36'-36''$ EAST, PARALLEL WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD, A DISTANCE OF 285.45 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, SAID RIGHT OF WAY BEING A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2952.93 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE SUBTENDED BY A CHORD BEARING OF SOUTH $15^{\circ}-14'-20''$ EAST AND A CHORD DISTANCE OF 119.45 FEET TO THE POINT OF BEGINNING.

LANDS THIS DESCRIBED CONTAIN 1.28 ACRES, MORE OR LESS.

TRACT "C"

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH-EAST CORNER OF SAID SECTION 21, THE SAME BEING THE NORTHEAST CORNER OF INLET BEACH UNIT EIGHT, AS RECORDED IN MAP BOOK 18, PAGES 111, 112 AND 113 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH $84^{\circ}-04'-18''$ WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, THE SAME BEING THE NORTH LINE OF SAID INLET BEACH UNIT EIGHT, A DISTANCE OF 500.90 FEET, THENCE NORTH $01^{\circ}-12'-00''$ WEST, PARALLEL WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, A DISTANCE OF 901.01 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH $01^{\circ}-12'-00''$ WEST, A DISTANCE OF 178.94 FEET, THENCE NORTH $88^{\circ}-36'-36''$ EAST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD (AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY), A DISTANCE OF 185.00 FEET, THENCE SOUTH $01^{\circ}-12'-00''$ EAST, A DISTANCE OF 226.71 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 285.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH $81^{\circ}-10'-26''$ WEST AND A CHORD DISTANCE OF 99.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH $88^{\circ}-40'-00''$ WEST, A DISTANCE OF 728 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 80.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH $46^{\circ}-12'-00''$ WEST AND A CHORD DISTANCE OF 42.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING.

LANDS THIS DESCRIBED CONTAIN 0.66 ACRES, MORE OR LESS.

UNDARY & TOPOGRAPHICAL SURVEY OF

A PART OF GOVERNMENT LOT 12, SECTION 21, AND A PART OF GOVERNMENT LOT 7, SECTION 22, ALL IN TOWNSHIP 1 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE NORTH 89°27'18" EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, THE SAME BEING THE NORTH LINE OF SANDY OAKS UNIT 1, AS RECORDED IN MAP BOOK 14, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA, A DISTANCE OF 228.91 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (AS NOW ESTABLISHED AS A 148 FOOT RIGHT-OF-WAY); THENCE NORTH 75°52' WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE UNTIL A DISTANCE OF 698.55 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 210.79 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 79°46' WEST AND A CHORD DISTANCE OF 302.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 50°30'07" WEST, A DISTANCE OF 134.74 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 55°44'29" WEST AND A CHORD DISTANCE OF 47.16 FEET TO A POINT ON SAID CURVE; THENCE NORTH 01°27'00" WEST, PARALLEL WITH THE WEST LINE OF A BARRINGTON GOVERNMENT LOT 12, A DISTANCE OF 63.00 FEET; THENCE NORTH 63°07'45" EAST, A DISTANCE OF 40.73 FEET; THENCE NORTH 88°26'36" EAST PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SOLANO ROAD (AS NOW ESTABLISHED AS A 60 FOOT RIGHT-OF-WAY), A DISTANCE OF 241.29 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, SAID RIGHT-OF-WAY LINE BEING A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2352.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE SUBTENDED BY A CHORD BEARING OF SOUTH 17°27'11" EAST AND A CHORD DISTANCE OF 52.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 17°57'52" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 1.41 ACRES MORE OR LESS.

CERTIFIED FOR HEALTHCARE MANAGEMENT SERVICES, INC.,
TITLE INS. CO. OF MINNESOTA

TRACT "D"

STATE

ROI
(100)

EXHIBIT "B"

**FIRST AMENDMENT
TO DECLARATION OF COVENANTS AND RESTRICTIONS**

This First Amendment to Declaration of Covenants and Restrictions is made as of this _____ day of _____, 1993 by THE CORNER AT PONTE VEDRA, LTD., a Florida limited partnership (hereinafter the "Developer"), whose address is 1010 West Adams Street, Jacksonville, Florida 32202.

W I T N E S S E T H:

WHEREAS, the Developer is the owner of that real property located in St. Johns County, Florida described on Exhibit "A" attached hereto and

WHEREAS, Healthcare Management Services, Inc., a Florida corporation ("Healthcare") is the owner of that real property located in St. Johns County, Florida described on Exhibit "B" hereto; WHEREAS, the lands owned by Developer and Healthcare described on Exhibits "A" and "B" are herein collectively referred to as the "Property"; and

WHEREAS, the Property is subject to that Declaration of Covenants and Restrictions recorded in Official Records Volume 912, page 1617 (the "Declaration") executed by THE RESOLUTION TRUST CORPORATION, as receiver for Sandia Federal Savings Association; and

WHEREAS, the Developer is the successor in interest in the Property to the Resolution Trust Corporation; and

WHEREAS, the Developer desires to amend the Declaration to clarify portions thereof; and

WHEREAS, pursuant to the terms of the Declaration Healthcare,

as an owner of a portion of the Property is required to consent to any amendment of the Declaration; and

WHEREAS, the Declaration also requires the consent of the Board of County Commissioners of St. Johns County, Florida to any amendments thereof;

NOW THEREFORE, the Developer, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, amends the Declaration as set forth herein.

1. Restrictions on Use of Property. Section 1 of the Declaration is hereby amended to read in its entirety as follows:

Section 1. Restrictions of Use of Property. The Property shall be developed in accordance with the appropriate zoning and conditional usage as set forth herein below:

- (a) Tract "A", consisting of approximately 1.67 acres, may be used for a bank, saving and loan association, or similar financial institution, including drive-through tellers, and may also be used for professional, business and general office use. The foregoing shall permit the subdivision of Tract "A" into two parcels and the construction of two (2) buildings thereon. No building or structure thereon shall exceed thirty five (35) feet in height (two stories).
- (b) Tract "B", consisting of approximately 1.2 acres, shall be used solely for professional, business and general office use. No building or structure thereon shall exceed thirty-five (35) feet in height (two stories).
- (c) Tract "C", consisting of approximately .66 acres shall be used solely for professional, business and general office use. No building or structure thereon shall exceed thirty-five (35) feet in height (two stories).
- (d) Tract "D", consisting of approximately 1.41 acres shall be used solely for professional, business and general office use.

No building or structure thereon shall exceed thirty-five (35) feet in height (two stories).

(e) The area comprising Library Boulevard (formerly Sandia Boulevard) and Burts Boulevard shall be transferred to St. Johns County, which shall regulate access to, egress from, and public vehicular use upon said roadways.

(f) Subject to regulations by St. Johns County, Library Boulevard and Burts Boulevard shall serve as the only vehicular access/egress points for Tracts "A", "B", "C", and "D". No direct vehicular access/egress from Tracts "A", "B", "C", or "D" shall be permitted to or from either Solano Road or State Road A1A.

(g) Any tract described herein may be used for uses ancillary to the uses permitted herein, including without limitation parking of vehicles.

(h) Notwithstanding the foregoing, there shall not be constructed in the aggregate more than four (4) primary buildings on Tracts "A", "B", "C", and "D".

2. Limitation. Except as modified herein, the Declaration has not been otherwise amended and remains in full force and effect.

3. Consent of St. Johns County and Healthcare. Pursuant to Resolution 93-_____, the Board of County Commissioners of St. Johns County, Florida has approved this First Amendment to Declaration of Covenants and Restrictions and joins in the execution of this First Amendment to evidence its consent to the amendments made herein. Healthcare has also approved this First Amendment and joins in the execution of this First Amendment to evidence its consent to the amendments made herein.

IN WITNESS WHEREOF, the parties have caused their duly

authorized representatives to execute this First Amendment to Declaration of Covenants and Restrictions as of the date and year first above written.

Signed, sealed and delivered in the presence of:

THE CORNER AT PONTE VEDRA, LTD.

By: LDP, INC.
its general partner

By: _____

Print Name _____

Print Name _____

Title: _____

Print Name _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 1993 by _____, the _____ of LDP, INC., a Florida corporation, the _____ general partner of THE CORNER AT PONTE VEDRA, INC., a Florida limited partnership, on behalf of the partnership.

Notary Public, State of Florida

Print Name
My Commission Expires:

Personally known _____ or produced identification _____.
Type of identification: _____.

Accepted and Approved:

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: _____

Print Name _____

Print Name _____

Title: Chair _____

Print Name _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 1993 by _____, the Chair _____ of BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA, on behalf of the Board of County Commissioners.

Notary Public, State of Florida

Print Name
My Commission Expires:

Personally known _____ or produced identification _____.
Type of identification: _____.

HEALTHCARE MANAGEMENT SERVICES, INC.

By _____

Print Name _____

Print Name _____

Title _____

Print Name _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
day of _____, 1993 by _____
the _____ of HEALTHCARE MANAGEMENT SERVICES,
INC., on behalf of the corporation.

Notary Public, State of Florida

Print Name

My Commission Expires:

Personally known _____ or produced identification _____.
Type of identification: _____

C:\WP51\DATA\BIN_ROOT\LDP.FA\March 15, 1993

SENT BY P.A.

100 W. 11th St. St. Johns County

TEL NO 111-904-823-2507

H824 P25

111- 3-82 11:30AM 1

BARON L. BARTLETT-

80402861451# 0/

EXHIBIT "A"

TRACT "A"

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 8 SOUTH, RANGE 24 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTH-EAST CORNER OF SAID SECTION 21, THENCE NORTH 84°-02'-10" EAST ALONG THE SOUTH LINE OF SECTION 22, OF SAID TOWNSHIP AND RANGE, THE SAME BEING THE NORTH LINE OF SANDY OAKS UNIT I, AS RECORDED IN MAP BOOK 14, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 288.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, (AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY) THENCE NORTH 11°-57'-32" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 648.33 FEET TO A POINT, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.74 FEET, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 74°-14'-00" WEST AND A CHORD DISTANCE OF 202.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 90°-30'-01" WEST A DISTANCE OF 154.24 FEET TO A POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 269.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 70°-51'-04" WEST AND A CHORD DISTANCE OF 148.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 88°-48'-00" WEST A DISTANCE OF 7.28 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 80.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING OF NORTH 48°-12'-00" WEST AND A CHORD DISTANCE OF 42.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 01°-12'-00" WEST A DISTANCE OF 178.99 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 01°-12'-00" WEST, ALONG LAST SAID LINE, A DISTANCE OF 181.24 FEET TO THE SOUTHERLY RIGHT OF WAY OF SOLANO ROAD (AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY), THENCE NORTH 88°-56'-36" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD, A DISTANCE OF 886.69 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2152.93 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE A CHORD BEARING OF SOUTH 11°-44'-36" EAST AND A CHORD DISTANCE OF 184.24 FEET TO A POINT ON SAID CURVE, THENCE SOUTH 88°-56'-36" WEST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED SOLANO ROAD, A DISTANCE OF 420.42 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 1.67 ACRES, MORE OR LESS.

TRACT "B"

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 5 SOUTH, RANGE 24 EAST, ST. JOHN'S COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTH-EAST CORNER OF SAID SECTION 21, THENCE NORTH 84°-02'-18" EAST, ALONG THE SOUTH LINE OF SECTION 22, OF SAID TOWNSHIP AND RANGE, THE SAME BEING THE NORTH LINE OF SANDY OAKS UNIT I, AS RECORDED IN MAP BOOK 17, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA, A DISTANCE OF 288.41 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A (AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY), THENCE NORTH 17°-51'-52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 400.53 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2452.48 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE SUBTENDED BY A CHORD BEARING OF NORTH 11°-21'-11" WEST AND A CHORD DISTANCE OF 52.78 FEET TO A POINT ON SAID CURVE AND SAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING, THENCE SOUTH 88°-56'-56" WEST PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD (AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY), A DISTANCE OF 241.28 FEET, THENCE SOUTH 89°-07'-43" WEST, A DISTANCE OF 40.78 FEET, THENCE SOUTH 01°-12'-00" EAST PARALLEL WITH THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 68.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 62°-53'-31" WEST AND A CHORD DISTANCE OF 85.48 FEET TO A POINT ON SAID CURVE, THENCE NORTH 01°-12'-00" WEST, PARALLEL WITH THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 226.71 FEET, THENCE NORTH 88°-56'-56" EAST, PARALLEL WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD, A DISTANCE OF 205.49 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2452.48 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE SUBTENDED BY A CHORD BEARING OF SOUTH 18°-14'-20" EAST AND A CHORD DISTANCE OF 173.45 FEET TO THE POINT OF BEGINNING.

LANDS THIS DESCRIBED CONTAIN 1.20 ACRES, MORE OR LESS.

TRACT "C"

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 5 SOUTH, RANGE 24 EAST, ST. JOHN'S COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH-EAST CORNER OF SAID SECTION 21, THE SAME BEING THE NORTHEAST CORNER OF INLET BEACH UNIT EIGHT, AS RECORDED IN MAP BOOK 18, PAGES 111, 112 AND 118 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 84°-04'-18" WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, THE SAME BEING THE NORTH LINE OF SAID INLET BEACH UNIT EIGHT, A DISTANCE OF 800.90 FEET, THENCE NORTH 01°-12'-00" WEST, PARALLEL WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, A DISTANCE OF 901.01 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 01°-12'-00" WEST, A DISTANCE OF 178.91 FEET, THENCE NORTH 88°-56'-56" EAST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD (AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY), A DISTANCE OF 183.00 FEET, THENCE SOUTH 01°-12'-00" EAST, A DISTANCE OF 226.71 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 285.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 61°-10'-26" WEST AND A CHORD DISTANCE OF 44.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 88°-48'-00" WEST, A DISTANCE OF 128 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 80.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 16°-12'-00" WEST AND A CHORD DISTANCE OF 43.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING.

LANDS THIS DESCRIBED CONTAIN 0.66 ACRES, MORE OR LESS.

UNDARY & TOPOGRAPHICAL SURVEY OF

A PART OF GOVERNMENT LOT 12, SECTION 21, AND A PART OF GOVERNMENT LOT 7, SECTION 22, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 22, THENCE NORTH 89°32'18" EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, THE SAME BEING THE NORTH LINE OF SAID SECTION 22, MAP BOOK 14, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 218.91 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (AS NOW ESTABLISHED AS A 165 FOOT RIGHT-OF-WAY); THENCE NORTH 175°52' WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 698.55 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 210.79 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 50°30'07" WEST, A DISTANCE OF 210.79 FEET; SOUTHWESTERLY HAVING A RADIUS OF 285.06 FEET; THENCE NORTH 50°30'07" WEST, A DISTANCE OF 154.24 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE OF AN UNMENTIONED GOVERNMENT LOT 12, A CHORD DISTANCE OF 47.18 FEET TO A POINT ON SAID CURVE; THENCE NORTH 01°17'00" WEST, PARALLEL WITH THE WEST LINE EAST PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CURVE; THENCE NORTH 63°07'45" EAST, A DISTANCE OF 40.73 FEET; THENCE NORTH 80°36'36" TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF SAID CURVE; THENCE NORTH 63°07'45" EAST, A DISTANCE OF 40.73 FEET; THENCE NORTH 80°36'36" HAVING A RADIUS OF 2352.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE SUBTENDED BY A CHORD BEARING OF SOUTH 172°71' EAST AND A CHORD DISTANCE OF 52.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE SUBTENDED BY A CHORD BEARING OF SOUTH 172°71' EAST AND A CHORD DISTANCE OF 52.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 175°52' EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

LANDS THIS DESCRIBED CONTAIN 1.61 ACRES MORE OR LESS

CERTIFIED FOR: HEALTHCARE MANAGEMENT SERVICES, INC.,
 TITLE INS. CO. OF MINNESOTA

TRACT "D"

STATE

ROI
(100)

EXHIBIT "B"

GARTNER, BROCK AND SIMON

ATTORNEYS AND COUNSELLORS

DUPONT CENTER

SUITE 203

1880 FRUDENTIAL DRIVE, 32207

P.O. BOX 10887, 32247-0887

JACKSONVILLE, FLORIDA

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FREDERICK R. BROCK**
BERT C. SIMON*FLORIDA BAR CERTIFIED
*REAL ESTATE LAWYER
**CIVIL TRIAL LAWYER

March 15, 1993

Board of County Commissioners
of St. Johns County, Florida
Post Office Drawer 349
St. Augustine, Florida 32085-0300

RE: The Corner at Ponte Vedra

Ladies and Gentlemen:

I hereby certify that The Corner at Ponte Vedra, Ltd., a Florida limited partnership, is the owner of the property described on Exhibit "A" attached hereto and which is identified thereon as Tracts A, B and C, and that Healthcare Management Services, Inc. is the owner of the property described on Exhibit "B" attached hereto and identified thereon as Tract D. I further certify that there are not any mortgages, liens or other monetary encumbrances effecting the subject property.

The foregoing is based on a search of the Public Records of St. Johns County, Florida through March 12, 1993 which is the most recent date available for such Public Records.

GARTNER, BROCK AND SIMON

By: 
Bert C. SIMON

BCS/drr

— Exhibit C —
—————