

RESOLUTION 96- 105

A RESOLUTION OF ST. JOHNS COUNTY , FLORIDA AUTHORIZING AND DIRECTING THE COUNTY ADMINISTRATOR TO EXECUTE AND DELIVER THE ATTACHED PARTIAL RELEASE OF COVENANT AND THE JOINDER OF COUNTY TO THE ATTACHED ASSIGNMENT AND SECURITY AGREEMENT EACH OF WHICH PERTAINS TO THE ST. JOHNS WATER AND WASTEWATER UTILITY SERVICE AGREEMENT AMONG THE COUNTY, SJH PARTNERSHIP, LTD., AND NORTHWEST UTILITIES I, INC.

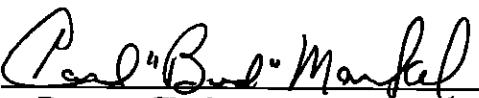
BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida that the County Administrator is hereby authorized and directed to execute and deliver the Partial Release of Covenant in substantially the form attached hereto as Exhibit A, and the joinder of the County to the Assignment and Security Agreement that is attached hereto as Exhibit B.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, State of Florida, this 18 day of June, 1996.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: 
~~Deputy~~ Clerk

PARTIAL RELEASE OF COVENANT

This Partial Release of Covenant is given this _____ day of June, 1996, by **ST. JOHNS COUNTY**, a political subdivision of the State of Florida (the "County") to **SJH PARTNERSHIP, LTD.**, a Florida limited partnership ("SJH Partnership") and its successors in title to the lands described on the attached Exhibit "A" (the "Released Property")

RECITALS:

A. SJH Partnership, the County, and Northwest Utilities I, Inc. entered into an agreement entitled Saint Johns Water and Wastewater Utility Service Agreement on January 24, 1995 (the "Agreement").

B. The purpose of the Agreement was, among other things, to state the terms and conditions upon which the County would provide potable water service, sewage treatment service, and treated wastewater effluent for irrigation purposes to certain properties owned by SJH Partnership and more particularly described in the Agreement.

C. Section 3.02(G) of the Agreement imposed a covenant running with the land on a portion of the lands owned by SJH Partnership requiring the provision of an alternative effluent disposal site that could be used to dispose of treated effluent if the golf course contemplated in the Agreement was not timely constructed. Section 3.02(G) of the Agreement also provided conditions under which the County would grant a partial release of the covenant.

D. SJH Partnership has asked the County to provide a partial release of the covenant contained in section 3.02(G) of the Agreement for the benefit of the Released Property.

E. The County has determined that the property described in the attached Exhibit "B" (the "Golf Course Property") is adequate to meet the effluent disposal requirements of the County pursuant to the terms of the Agreement.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the County hereby agrees and declares the following:

1. The above Recitals are true and correct.

NORTHWEST QUADRANT

ALL OF SECTION 3, LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 10, LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 15 LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 43 LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 44, TOGETHER WITH A PART OF SECTION 38 OF THE ANTONIO HUERTAS GRANT LYING NORTHWEST OF INTERNATIONAL GOLF PARKWAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°35'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 562.78 FEET; THENCE SOUTH 45°30'06" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY; THENCE SOUTH 44°29'54" WEST ALONG SAID RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 484.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3531.68 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 291.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°08'03" WEST AND A CHORD DISTANCE OF 291.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°46'13" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 193.96 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3897.58 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 50°29'50" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2492.30 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF THE UTILITY SITE AS RECORDED IN OFFICIAL RECORDS BOOK 1095, PAGE 1592 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 53°13'38" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID UTILITY SITE AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2224.53 FEET; THENCE NORTH 14°55'52" EAST ALONG THE NORTHWESTERLY LINE OF AFORESAID SECTION 44 AND ITS SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 7123.49 FEET TO THE NORTHWESTERLY CORNER OF SAID SECTION 44; THENCE NORTH 16°14'53" EAST ALONG THE NORTHWESTERLY LINE OF AFORESAID SECTION 43, A DISTANCE OF

Exhibit "A" con't.

2983.85 FEET TO A POINT ON SAID NORTHWESTERLY LINE OF SECTION 43; THENCE NORTH 01'01'14" WEST ALONG THE WEST LINE OF AFORESAID SECTIONS 10 AND 3 TO THE NORTHWEST CORNER OF SAID SECTION 3, A DISTANCE OF 6098.77 FEET; THENCE NORTH 88'54'53" EAST ALONG THE LINE DIVIDING TOWNSHIP 5 SOUTH AND TOWNSHIP 6 SOUTH, ALSO BEING THE NORTH LINE OF SAID SECTION 3 TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 136.16 FEET; THENCE SOUTH 27'32'59" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 10,169.46 FEET; THENCE SOUTH 24'32'59" EAST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 676.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 09'28'36" EAST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05'35'47" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1430.56 ACRES MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING:

PARCEL "A", GOLF HOLE NO. 3

PART OF SECTIONS 10 AND 15, LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, TOGETHER WITH A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, LYING NORTHWEST OF INTERNATIONAL GOLF PARKWAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 89°32'10" WEST ALONG THE NORTH LINE OF SAID SECTION 15 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM SAID INTERSTATE 95 TO SAID INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 300.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°35'47" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE RAMP, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 362.78 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°29'55" WEST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°30'05" WEST, A DISTANCE OF 170.93 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 79.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°01'18" EAST AND A CHORD DISTANCE OF 78.98 FEET TO THE POINT OF A REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 105.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 103.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°59'49" EAST AND A CHORD DISTANCE OF 99.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 46°14'11" EAST, A DISTANCE OF 59.26 FEET TO A POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS 95.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 30.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 37°10'08" EAST AND A CHORD DISTANCE OF 29.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°06'05" EAST, A DISTANCE OF 57.17 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 345.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 40.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 24°43'58" EAST AND A CHORD DISTANCE OF 40.54 FEET TO A POINT OF A REVERSE CURVE, SAID CURVE BEING CONCAVE

SOUTHEASTERLY, HAVING A RADIUS OF 1467.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 207.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°24'36" EAST AND A CHORD DISTANCE OF 207.02 FEET TO A POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 155.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 57.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 40°05'00" EAST AND A CHORD DISTANCE OF 57.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 50°42'38" EAST, A DISTANCE OF 93.91 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 145.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 49.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 40°53'57" EAST AND A CHORD DISTANCE OF 49.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 31°05'16" EAST, A DISTANCE OF 22.32 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 145.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 40.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°06'21" EAST AND A CHORD DISTANCE OF 40.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 15°07'26" EAST, A DISTANCE OF 34.92 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 155.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 40.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 22°33'52" EAST AND A CHORD DISTANCE OF 40.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 30°00'17" EAST, A DISTANCE OF 39.91 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 155.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°14'07" EAST AND A CHORD DISTANCE OF 60.37 FEET TO A POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 59°09'37" EAST AND A CHORD DISTANCE OF 6.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 65°51'16" EAST, A DISTANCE OF 21.98 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 20.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°06'41" EAST AND A CHORD DISTANCE OF 20.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°22'04" EAST, A DISTANCE OF 46.87 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 48.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 28°31'19" EAST AND A CHORD DISTANCE OF 47.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°40'35" EAST, A DISTANCE OF 93.84 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 61.48

FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 21°43'19" EAST AND A CHORD DISTANCE OF 61.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°46'03" EAST, A DISTANCE OF 39.55 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 176.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 81.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°56'03" EAST AND A CHORD DISTANCE OF 80.56 FEET TO THE END OF SAID CURVE; THENCE NORTH 08°50'42" EAST, A DISTANCE OF 32.85 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 137.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°47'40" WEST AND A CHORD DISTANCE OF 134.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 30°26'03" WEST, A DISTANCE OF 22.09 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 182.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'08" WEST AND A CHORD DISTANCE OF 178.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°29'48" EAST, A DISTANCE OF 39.25 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 122.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°43'39" WEST AND A CHORD DISTANCE OF 115.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 58°57'05" WEST, A DISTANCE OF 27.80 FEET; THENCE NORTH 18°45'10" EAST, A DISTANCE OF 43.54 FEET; THENCE NORTH 27°21'00" EAST, A DISTANCE OF 30.75 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 171.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87°04'42" EAST AND A CHORD DISTANCE OF 136.57 FEET TO A POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10°25'13" EAST AND A CHORD DISTANCE OF 38.46 FEET TO THE END OF SAID CURVE; THENCE SOUTH 78°48'29" EAST ALONG A LINE TO ITS INTERSECTION WITH THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF THE RAMP, LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 6.80 FEET TO A POINT, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 131.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 02°00'43" WEST AND A CHORD DISTANCE OF 131.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°35'47" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.39 ACRES MORE OR LESS.

Exhibit "A" con't.

PARCEL "B" GOLF HOLE NO(S). 4 AND 5

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 15 OF SAID TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 89°32'10" WEST ALONG THE NORTH LINE OF SAID SECTION 15 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE SOUTH 05°35'47" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 562.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°30'06" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 44°29'54" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 484.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3531.68 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 291.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°08'03" WEST AND A CHORD DISTANCE OF 291.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°46'13" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 110.27 FEET; THENCE NORTH 65°36'04" WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 64.98 FEET; THENCE SOUTH 80°35'18" WEST, A DISTANCE OF 48.89 FEET; THENCE SOUTH 80°48'31" WEST, A DISTANCE OF 21.77 FEET; THENCE SOUTH 74°30'06" WEST, A DISTANCE OF 25.33 FEET; THENCE SOUTH 74°10'16" WEST, A DISTANCE OF 46.20 FEET; THENCE SOUTH 82°03'35" WEST, A DISTANCE OF 49.30 FEET; THENCE SOUTH 72°39'44" WEST, A DISTANCE OF 36.52 FEET; THENCE SOUTH 69°02'24" WEST, A DISTANCE OF 43.48 FEET; THENCE SOUTH 78°14'17" WEST, A DISTANCE OF 25.85 FEET; THENCE SOUTH 72°30'35" WEST, A DISTANCE OF 44.29 FEET; THENCE SOUTH 67°17'24" WEST, A DISTANCE OF 39.49 FEET; THENCE SOUTH 50°00'06" WEST, A DISTANCE OF 15.78 FEET; THENCE SOUTH 52°39'34" WEST, A DISTANCE OF 29.45 FEET; THENCE SOUTH 55°00'28" WEST, A DISTANCE OF 3.81 FEET; THENCE SOUTH 67°45'26" WEST, A DISTANCE OF 9.50 FEET; THENCE SOUTH 76°51'57" WEST, A DISTANCE OF 8.20 FEET; THENCE SOUTH 69°32'08" WEST, A DISTANCE OF 7.66 FEET; THENCE SOUTH 48°19'15" WEST, A DISTANCE OF 14.40 FEET; THENCE SOUTH 34°26'13" WEST, A DISTANCE OF 41.32 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 135.00 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17°54'49" WEST, AND A CHORD DISTANCE OF 76.79 FEET TO A POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 66.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 36°40'38" EAST, AND A CHORD DISTANCE OF 61.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 74°44'41" EAST, A DISTANCE OF 46.37 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 26°20'40" EAST, AND A CHORD DISTANCE OF 112.17 FEET TO A POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 72.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 28°28'28" WEST, AND A CHORD DISTANCE OF 72.66 FEET TO THE END OF SAID CURVE; THENCE SOUTH 25°34'00" EAST, A DISTANCE OF 11.38 FEET; THENCE SOUTH 44°29'54" WEST, A DISTANCE OF 1516.95 FEET; THENCE NORTH 31°46'49" WEST, A DISTANCE OF 3.97 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 58.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°49'43" WEST, AND A CHORD DISTANCE OF 58.14 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 74.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 33°57'38" WEST, AND A CHORD DISTANCE OF 61.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°21'00" EAST, A DISTANCE OF 9.72 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 19.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°13'34" EAST, AND A CHORD DISTANCE OF 19.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 05°06'08" EAST, A DISTANCE OF 3.37 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 54.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°49'32" EAST, AND A CHORD DISTANCE OF 53.08 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°38'22" EAST, A DISTANCE OF 30.48 FEET; THENCE NORTH 33°31'36" WEST, A DISTANCE OF 16.57 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 173.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°19'30" WEST, AND A CHORD DISTANCE OF 161.02 FEET TO THE END OF SAID CURVE; THENCE NORTH 31°56'38" EAST, A DISTANCE OF 188.59 FEET; THENCE NORTH 49°34'31" EAST, A DISTANCE OF 88.62 FEET; THENCE NORTH 60°27'19" EAST, A DISTANCE OF 109.42 FEET; THENCE NORTH 15°20'54" EAST, A DISTANCE OF 26.47 FEET; THENCE NORTH 08°33'54" EAST, A DISTANCE OF

20.94 FEET; THENCE NORTH 05°58'53" EAST, A DISTANCE OF 28.39 FEET; THENCE NORTH 09°12'58" EAST, A DISTANCE OF 35.96 FEET; THENCE NORTH 18°39'07" EAST, A DISTANCE OF 18.57 FEET; THENCE NORTH 25°50'08" EAST, A DISTANCE OF 24.26 FEET; THENCE NORTH 38°51'06" EAST, A DISTANCE OF 49.08 FEET; THENCE NORTH 39°35'07" EAST, A DISTANCE OF 70.23 FEET; THENCE NORTH 52°20'22" EAST, A DISTANCE OF 23.59 FEET; THENCE NORTH 48°21'15" EAST, A DISTANCE OF 30.62 FEET; THENCE NORTH 52°39'41" EAST, A DISTANCE OF 32.85 FEET; THENCE NORTH 44°48'14" EAST, A DISTANCE OF 34.56 FEET; THENCE NORTH 49°06'33" EAST, A DISTANCE OF 83.76 FEET; THENCE NORTH 27°45'20" EAST, A DISTANCE OF 61.96 FEET; THENCE NORTH 34°36'26" EAST, A DISTANCE OF 20.86 FEET; THENCE NORTH 43°10'15" EAST, A DISTANCE OF 24.51 FEET; THENCE NORTH 50°54'15" EAST, A DISTANCE OF 51.65 FEET; THENCE NORTH 57°53'02" EAST, A DISTANCE OF 19.40 FEET; THENCE NORTH 70°58'28" EAST, A DISTANCE OF 20.59 FEET; THENCE NORTH 82°43'57" EAST, A DISTANCE OF 19.00 FEET; THENCE NORTH 86°22'21" EAST, A DISTANCE OF 15.64 FEET; THENCE NORTH 75°57'23" EAST, A DISTANCE OF 15.77 FEET; THENCE NORTH 46°35'11" EAST, A DISTANCE OF 74.63 FEET; THENCE NORTH 54°43'53" EAST, A DISTANCE OF 15.05 FEET; THENCE NORTH 21°11'31" EAST, A DISTANCE OF 31.39 FEET; THENCE NORTH 55°12'18" EAST, A DISTANCE OF 162.11 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 109.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°52'37" WEST, AND A CHORD DISTANCE OF 106.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 18°42'14" WEST, A DISTANCE OF 45.83 FEET; THENCE NORTH 06°27'25" EAST, A DISTANCE OF 87.44 FEET; THENCE NORTH 15°11'39" EAST, A DISTANCE OF 36.92 FEET; THENCE NORTH 30°37'09" EAST, A DISTANCE OF 31.69 FEET; THENCE NORTH 31°49'33" EAST, A DISTANCE OF 37.99 FEET; THENCE NORTH 23°05'57" EAST, A DISTANCE OF 14.18 FEET; THENCE NORTH 28°51'52" EAST, A DISTANCE OF 32.90 FEET; THENCE NORTH 38°54'07" EAST, A DISTANCE OF 17.64 FEET; THENCE NORTH 50°35'12" EAST, A DISTANCE OF 23.72 FEET; THENCE NORTH 47°50'37" EAST, A DISTANCE OF 20.55 FEET; THENCE NORTH 51°27'41" EAST, A DISTANCE OF 28.37 FEET; THENCE NORTH 50°08'34" EAST, A DISTANCE OF 24.60 FEET; THENCE NORTH 56°32'09" EAST, A DISTANCE OF 20.63 FEET; THENCE NORTH 59°31'19" EAST, A DISTANCE OF 22.42 FEET; THENCE NORTH 52°34'59" EAST, A DISTANCE OF 50.84 FEET; THENCE NORTH 55°03'08" EAST, A DISTANCE OF 17.40 FEET; THENCE NORTH 57°21'13" EAST, A DISTANCE OF 19.41 FEET; THENCE NORTH 50°01'55" EAST, A DISTANCE OF 30.38 FEET; THENCE NORTH 80°53'27" EAST, A DISTANCE OF 62.57 FEET; THENCE NORTH 04°12'19" WEST, A DISTANCE OF 5.16 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 25.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°13'15" EAST, AND A CHORD DISTANCE OF 24.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°38'49" EAST, A DISTANCE OF 43.37 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 15.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 33°44'39" EAST, AND A CHORD DISTANCE OF 15.81 FEET TO A POINT OF

COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 45.89 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING OF NORTH 57°26'42" EAST, AND A CHORD DISTANCE OF 45.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°02'51" EAST, A DISTANCE OF 63.15 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 27.22 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING OF NORTH 68°08'56" EAST, AND A CHORD DISTANCE OF 27.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 64°14'58" EAST, A DISTANCE OF 20.41 FEET; THENCE NORTH 71°24'16" EAST, A DISTANCE OF 176.43 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 95.75 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING OF NORTH 60°25'58" EAST, AND A CHORD DISTANCE OF 95.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 49°27'39" EAST, A DISTANCE OF 104.87 FEET; THENCE NORTH 45°18'46" EAST, A DISTANCE OF 182.24 FEET; THENCE NORTH 46°51'59" EAST, A DISTANCE OF 88.72 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 173.10 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING OF NORTH 36°56'55" EAST, AND A CHORD DISTANCE OF 172.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°01'51" EAST, A DISTANCE OF 69.24 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 93.78 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING OF NORTH 80°45'53" EAST, AND A CHORD DISTANCE OF 80.63 FEET TO THE END OF SAID CURVE; THENCE NORTH 44°29'55" EAST, A DISTANCE OF 8.32 FEET; THENCE SOUTH 45°30'05" EAST, A DISTANCE OF 200.86 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING OF SOUTH 00°30'06" EAST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.42 ACRES MORE OR LESS.

PARCEL "C" GOLF HOLE NO(S). 6, 7, AND 8

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY; THENCE SOUTH 89°32'10" WEST ALONG THE NORTH LINE OF SAID SECTION 15 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE SOUTH 05°35'47" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 562.78 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 45°30'06" EAST, A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 44°29'54" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 484.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3531.68 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 291.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°08'03" WEST AND A CHORD DISTANCE OF 291.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°46'13" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 606.37 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 2084.41 FEET; THENCE DUE NORTH, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 572.61 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 48.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 27°38'42" WEST, AND A CHORD DISTANCE OF 47.90 FEET TO THE END OF SAID CURVE; THENCE NORTH 64°43'41" WEST, A DISTANCE OF 68.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.85 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 62.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 61°24'05" WEST AND A CHORD DISTANCE OF 52.10 FEET TO THE POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD

BEARING OF NORTH 26°40'24" WEST AND A CHORD DISTANCE OF 38.55 FEET TO THE END OF SAID CURVE; THENCE NORTH 69°28'45" WEST, A DISTANCE OF 1.24 FEET; THENCE SOUTH 01°45'50" EAST, A DISTANCE OF 7.95 FEET; THENCE NORTH 54°27'46" WEST, A DISTANCE OF 44.81 FEET; THENCE NORTH 01°44'10" WEST, A DISTANCE OF 705.27 FEET; THENCE NORTH 41°26'48" WEST, A DISTANCE OF 506.50 FEET; THENCE NORTH 06°44'41" WEST, A DISTANCE OF 191.68 FEET; THENCE NORTH 43°26'51" EAST, A DISTANCE OF 68.30 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 81.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°30'08" EAST, AND A CHORD DISTANCE OF 80.79 FEET TO THE END OF SAID CURVE, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 130.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 129.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81°38'08" EAST, AND A CHORD DISTANCE OF 124.32 FEET TO THE END OF SAID CURVE; THENCE NORTH 47°34'48" EAST, A DISTANCE OF 51.76 FEET; THENCE NORTH 29°10'29" EAST, A DISTANCE OF 34.80 FEET; THENCE NORTH 14°41'32" EAST, A DISTANCE OF 28.39 FEET; THENCE NORTH 57°56'35" EAST, A DISTANCE OF 24.35 FEET; THENCE NORTH 70°19'57" EAST, A DISTANCE OF 33.23 FEET; THENCE NORTH 23°53'31" EAST, A DISTANCE OF 15.69 FEET; THENCE SOUTH 75°15'21" EAST, A DISTANCE OF 352.01 FEET; THENCE NORTH 64°04'48" EAST, A DISTANCE OF 188.15 FEET; THENCE NORTH 01°32'44" EAST, A DISTANCE OF 471.06 FEET; THENCE NORTH 39°52'09" EAST, A DISTANCE OF 39.94 FEET; THENCE NORTH 00°04'59" EAST, A DISTANCE OF 675.22 FEET; THENCE NORTH 17°02'33" WEST, A DISTANCE OF 446.35 FEET; THENCE NORTH 85°53'25" EAST, A DISTANCE OF 754.02 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 750.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 359.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°23'16" EAST, AND A CHORD DISTANCE OF 355.81 FEET TO THE END OF SAID CURVE; THENCE SOUTH 23°19'58" WEST, A DISTANCE OF 5.68 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 382.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41°33'12" WEST, AND A CHORD DISTANCE OF 258.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 54°14'36" WEST, A DISTANCE OF 210.55 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 61.63 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 74.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°34'56" WEST, AND A CHORD DISTANCE OF 70.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 64°40'22" WEST, A DISTANCE OF 84.97 FEET; THENCE SOUTH 85°53'25" WEST, A DISTANCE OF 48.65 FEET; THENCE SOUTH 14°39'02" WEST, A DISTANCE OF 26.14 FEET; THENCE SOUTH 05°15'28" WEST, A DISTANCE OF 140.12 FEET; THENCE SOUTH 83°16'24" WEST, A DISTANCE OF 28.86 FEET; THENCE SOUTH 10°31'38" WEST, A DISTANCE OF 55.85 FEET; THENCE SOUTH 14°51'36" WEST, A DISTANCE OF 47.10 FEET; THENCE SOUTH 08°37'41" WEST, A DISTANCE OF 48.65 FEET; THENCE SOUTH 14°24'47" EAST, A DISTANCE OF 46.44 FEET; THENCE SOUTH 05°36'33" WEST, A DISTANCE OF 43.73 FEET;

THENCE SOUTH 34°54'03" WEST, A DISTANCE OF 31.89 FEET; THENCE SOUTH 22°00'52" WEST, A DISTANCE OF 34.49 FEET; THENCE SOUTH 30°17'23" EAST, A DISTANCE OF 18.21 FEET; THENCE SOUTH 01°17'17" EAST, A DISTANCE OF 88.30 FEET; THENCE SOUTH 03°33'17" EAST, A DISTANCE OF 48.56 FEET; THENCE SOUTH 55°50'35" WEST, A DISTANCE OF 20.73 FEET; THENCE SOUTH 07°14'23" WEST, A DISTANCE OF 36.51 FEET; THENCE SOUTH 12°16'54" EAST, A DISTANCE OF 20.36 FEET; THENCE SOUTH 01°03'44" EAST, A DISTANCE OF 54.51 FEET; THENCE SOUTH 29°09'53" WEST, A DISTANCE OF 37.80 FEET; THENCE SOUTH 05°29'16" EAST, A DISTANCE OF 33.04 FEET; THENCE SOUTH 18°54'38" EAST, A DISTANCE OF 47.14 FEET; THENCE SOUTH 35°05'49" EAST, A DISTANCE OF 29.63 FEET; THENCE SOUTH 04°23'30" WEST, A DISTANCE OF 26.73 FEET; THENCE SOUTH 04°11'19" WEST, A DISTANCE OF 93.38 FEET; THENCE SOUTH 19°45'18" WEST, A DISTANCE OF 129.13 FEET; THENCE SOUTH 85°29'25" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 65°12'41" WEST, A DISTANCE OF 38.18 FEET; THENCE SOUTH 27°15'08" WEST, A DISTANCE OF 36.54 FEET; THENCE SOUTH 20°19'58" WEST, A DISTANCE OF 30.42 FEET; THENCE SOUTH 35°19'22" WEST, A DISTANCE OF 40.43 FEET; THENCE SOUTH 69°07'28" EAST, A DISTANCE OF 53.92 FEET; THENCE SOUTH 09°55'10" WEST, A DISTANCE OF 406.27 FEET; THENCE SOUTH 24°48'21" WEST, A DISTANCE OF 32.16 FEET; THENCE SOUTH 87°42'45" WEST, A DISTANCE OF 30.63 FEET; THENCE SOUTH 29°21'47" WEST, A DISTANCE OF 33.60 FEET; THENCE SOUTH 40°50'33" WEST, A DISTANCE OF 47.81 FEET; THENCE SOUTH 30°03'33" WEST, A DISTANCE OF 40.21 FEET; THENCE SOUTH 33°22'42" WEST, A DISTANCE OF 40.72 FEET; THENCE SOUTH 05°50'03" WEST, A DISTANCE OF 33.87 FEET; THENCE SOUTH 15°57'02" WEST, A DISTANCE OF 27.95 FEET; THENCE SOUTH 09°22'44" WEST, A DISTANCE OF 26.55 FEET; THENCE SOUTH 46°47'15" WEST, A DISTANCE OF 29.34 FEET; THENCE SOUTH 49°14'13" WEST, A DISTANCE OF 35.15 FEET; THENCE SOUTH 25°06'51" WEST, A DISTANCE OF 21.71 FEET; THENCE SOUTH 84°53'02" WEST, A DISTANCE OF 24.25 FEET; THENCE SOUTH 83°47'10" WEST, A DISTANCE OF 21.97 FEET; THENCE NORTH 55°51'48" WEST, A DISTANCE OF 30.40 FEET; THENCE NORTH 73°55'30" WEST, A DISTANCE OF 34.91 FEET; THENCE SOUTH 69°37'29" WEST, A DISTANCE OF 33.20 FEET; THENCE SOUTH 27°13'08" WEST, A DISTANCE OF 46.11 FEET; THENCE SOUTH 25°50'46" WEST, A DISTANCE OF 46.33 FEET; THENCE SOUTH 51°50'11" EAST, A DISTANCE OF 32.91 FEET; THENCE SOUTH 09°02'07" WEST, A DISTANCE OF 881.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.13 ACRES MORE OR LESS.

THE ABOVE DESCRIBED LANDS BEING SUBJECT TO AN IRRIGATION PUMP STATION EASEMENT AND A SANITARY SEWER PUMP STATION EASEMENT.

PARCEL "D" GOLF HOLE NO(S). 1, 2, 9 - 15, & 18

A PART OF SECTIONS 10, 15, 43, 44, TOGETHER WITH A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID RAMP, A DISTANCE OF 173.83 FEET; THENCE SOUTH 65°27'01" WEST, LEAVING SAID SOUTHWESTERLY LINE OF THE RAMP, A DISTANCE OF 211.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04°16'24" EAST, A DISTANCE OF 154.76 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 167.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 28°19'46" EAST, AND A CHORD DISTANCE OF 163.05 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 83.67 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 144.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 02°51'14" EAST, AND A CHORD DISTANCE OF 127.37 FEET TO THE END OF SAID CURVE; THENCE SOUTH 47°09'01" WEST, A DISTANCE OF 598.37 FEET; THENCE SOUTH 23°41'26" WEST, A DISTANCE OF 145.03 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 151.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 66°56'52" WEST, AND A CHORD DISTANCE OF 137.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°47'43" WEST, A DISTANCE OF 200.37 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 157.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 24°47'43" WEST, AND A CHORD DISTANCE OF 141.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 23°33'18" EAST, A DISTANCE OF 78.08 FEET; THENCE NORTH 42°54'52" WEST, A DISTANCE OF 2.09 FEET; THENCE NORTH 49°08'13" WEST, A DISTANCE OF 23.68 FEET; THENCE NORTH 80°28'52" WEST, A DISTANCE OF 60.30 FEET; THENCE SOUTH 73°56'20" WEST, A DISTANCE OF 41.87 FEET; THENCE SOUTH 87°49'46" WEST, A DISTANCE OF 38.44 FEET; THENCE NORTH 37°21'31" WEST, A DISTANCE OF 62.71 FEET; THENCE NORTH 43°30'06" WEST, A DISTANCE OF 45.75 FEET; THENCE SOUTH 68°05'03" WEST, A DISTANCE OF 48.41 FEET; THENCE NORTH 80°51'43" WEST, A DISTANCE OF 46.80 FEET; THENCE SOUTH

89°39'25" WEST, A DISTANCE OF 24.42 FEET; THENCE SOUTH 50°07'39" WEST, A DISTANCE OF 36.89 FEET; THENCE NORTH 23°25'39" WEST, A DISTANCE OF 33.52 FEET; THENCE SOUTH 75°02'42" WEST, A DISTANCE OF 46.81 FEET; THENCE SOUTH 20°10'38" WEST, A DISTANCE OF 37.37 FEET; THENCE SOUTH 21°59'00" WEST, A DISTANCE OF 55.04 FEET; THENCE SOUTH 84°07'44" WEST, A DISTANCE OF 15.83 FEET; THENCE SOUTH 59°45'43" WEST, A DISTANCE OF 37.41 FEET; THENCE SOUTH 48°07'23" WEST, A DISTANCE OF 54.75 FEET; THENCE SOUTH 80°53'52" WEST, A DISTANCE OF 128.26 FEET; THENCE SOUTH 06°59'10" WEST, A DISTANCE OF 392.67 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 123.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 54°05'44" WEST, AND A CHORD DISTANCE OF 109.90 FEET TO THE END OF SAID CURVE; THENCE NORTH 87°15'29" WEST, A DISTANCE OF 28.90 FEET; THENCE NORTH 15°07'07" WEST, A DISTANCE OF 15.98 FEET; THENCE NORTH 74°54'52" EAST, A DISTANCE OF 43.32 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 72.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 85.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 40°56'01" EAST, AND A CHORD DISTANCE OF 80.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 06°59'10" EAST, A DISTANCE OF 69.17 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 547.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 530.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°49'39" WEST AND A CHORD DISTANCE OF 509.54 FEET TO THE END OF SAID CURVE; THENCE SOUTH 45°42'25" WEST, A DISTANCE OF 184.98 FEET; THENCE SOUTH 04°06'35" EAST, A DISTANCE OF 127.34 FEET; THENCE SOUTH 85°53'25" WEST, A DISTANCE OF 520.39 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 702.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°23'58" WEST, AND A CHORD DISTANCE OF 633.17 FEET TO THE POINT OF A REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 409.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°12'18" WEST, AND A CHORD DISTANCE OF 409.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 77°57'05" EAST, A DISTANCE OF 50.46 FEET; THENCE NORTH 14°27'25" WEST, A DISTANCE OF 100.09 FEET; THENCE NORTH 77°57'04" EAST, A DISTANCE OF 25.01 FEET; THENCE NORTH 13°29'58" WEST, A DISTANCE OF 100.03 FEET; THENCE SOUTH 77°57'04" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 12°31'49" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 77°57'05" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 6000.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 57.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°46'20" WEST, AND A CHORD DISTANCE OF 57.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°29'43" WEST, A DISTANCE OF 533.86 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE

NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 561.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 04°35'09" EAST, AND A CHORD DISTANCE OF 554.00 FEET TO THE POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 196.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 28°09'22" EAST AND A CHORD DISTANCE OF 195.50 FEET TO THE END OF SAID CURVE; THENCE SOUTH 54°21'18" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 730.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 470.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°07'01" EAST, AND A CHORD DISTANCE OF 462.59 FEET TO THE POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 870.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 181.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°37'24" EAST AND A CHORD DISTANCE OF 180.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 60°39'29" EAST, A DISTANCE OF 118.25 FEET TO THE POINT OF CURVE A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 193.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°17'43" EAST AND A CHORD DISTANCE OF 180.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°14'56" EAST, A DISTANCE OF 212.54 FEET; THENCE SOUTH 07°16'54" WEST, A DISTANCE OF 526.96 FEET; THENCE SOUTH 09°31'37" WEST, A DISTANCE OF 317.03 FEET; THENCE SOUTH 23°57'14" EAST, A DISTANCE OF 456.48 FEET; THENCE NORTH 66°02'46" EAST, A DISTANCE OF 581.57 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 48°57'35" EAST AND A CHORD DISTANCE OF 109.86 FEET TO THE POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 23.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°24'13" EAST AND A CHORD DISTANCE OF 23.83 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 770.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 673.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57°15'25" EAST AND A CHORD DISTANCE OF 651.85 FEET TO THE END OF SAID CURVE; THENCE SOUTH 50°57'13" EAST, A DISTANCE OF 406.57 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1041.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 857.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°39'22" EAST, AND A CHORD DISTANCE OF 833.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.46 ACRES MORE OR LESS.

PARCEL "E" GOLF HOLE NO(S). 16 - 17

A PART OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 1529.38 FEET; THENCE SOUTH 62°27'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.76 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 251.44 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 248.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°27'47" WEST AND A CHORD DISTANCE OF 238.60 FEET TO THE POINT OF CUSP A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 43.79 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 125.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°43'48" EAST AND A CHORD DISTANCE OF 86.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°06'40" WEST, A DISTANCE OF 50.49 FEET; THENCE NORTH 53°42'30" WEST, A DISTANCE OF 14.34 FEET; THENCE SOUTH 83°05'28" WEST, A DISTANCE OF 236.34 FEET; THENCE SOUTH 87°59'43" WEST, A DISTANCE OF 413.33 FEET; THENCE SOUTH 76°45'44" WEST, A DISTANCE OF 434.66 FEET; THENCE SOUTH 46°56'45" WEST, A DISTANCE OF 252.77 FEET; THENCE NORTH 45°14'56" WEST, A DISTANCE OF 257.40 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3945.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 274.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 43°15'22" WEST AND A CHORD DISTANCE OF 274.36 FEET TO THE END OF SAID CURVE; THENCE NORTH 63°48'28" EAST, A DISTANCE OF 185.36 FEET TO THE POINT OF CUSP OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 168.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 22°18'36" WEST AND A CHORD DISTANCE OF 156.96 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1036.41 FEET; THENCE NORTHEASTERLY ALONG THE ARC

OF SAID CURVE, AN ARC DISTANCE OF 170.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°35'33" EAST AND A CHORD DISTANCE OF 170.69 FEET TO THE END OF SAID CURVE; THENCE NORTH 76°11'41" EAST, A DISTANCE OF 177.30 FEET; THENCE NORTH 87°49'52" EAST, A DISTANCE OF 138.42 FEET TO THE POINT OF CUSP OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 41.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 57°24'20" WEST AND A CHORD DISTANCE OF 41.09 FEET TO THE END OF SAID CURVE; THENCE NORTH 52°15'07" EAST, A DISTANCE OF 22.94 FEET; THENCE NORTH 48°18'11" EAST, A DISTANCE OF 59.44 FEET; THENCE NORTH 45°09'50" EAST, A DISTANCE OF 105.98 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 289.09 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 94.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 59°13'20" EAST AND A CHORD DISTANCE OF 94.02 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 271.48 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 185.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°26'43" EAST AND A CHORD DISTANCE OF 182.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 71°56'37" EAST, A DISTANCE OF 714.35 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°15'11" EAST AND A CHORD DISTANCE OF 38.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 62°26'59" EAST, A DISTANCE OF 10.57 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 73.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 75°41'41" EAST AND A CHORD DISTANCE OF 66.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 33°50'23" EAST, A DISTANCE OF 154.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.30 ACRES MORE OR LESS.

PARCEL "F" - GOLF COURSE PARKING

A PART OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 614.46 FEET; THENCE SOUTH 62°27'01" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1455.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°13'04" WEST, A DISTANCE OF 140.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 849.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 382.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 03°06'13" EAST AND A CHORD DISTANCE OF 378.89 FEET TO THE END OF SAID CURVE; THENCE SOUTH 74°00'39" EAST, A DISTANCE OF 18.03 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 82.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 111.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°47'08" EAST AND A CHORD DISTANCE OF 102.75 FEET TO A POINT ON ANOTHER CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 287.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 131.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 04°01'02" EAST AND A CHORD DISTANCE OF 129.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 09°02'15" WEST ALONG A LINE TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF A HALL OF FAME, GOLF COURSE AND RESIDENTIAL ACCESS EASEMENT, A DISTANCE OF 47.40 FEET, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 745.24 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY ACCESS EASEMENT LINE, AN ARC DISTANCE OF 61.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°07'56" EAST AND A CHORD DISTANCE 61.03 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 09°02'15" EAST LEAVING SAID ACCESS EASEMENT LINE, A DISTANCE OF 49.35 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 318.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 180.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 05°47'38" WEST AND A CHORD DISTANCE OF 178.42 FEET TO THE POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 709.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 376.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 05°25'18" WEST AND A CHORD DISTANCE OF 372.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.60 ACRES MORE OR LESS.

GOLF ACADEMY

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE SOUTH 05°35'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 362.78 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, LEAVING SAID RIGHT-OF-WAY LINE OF THE RAMP AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°29'55" WEST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°30'05" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 475.00 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 49°24'42" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 378.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3022.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 410.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°42'21" WEST AND A CHORD DISTANCE OF 410.59 FEET TO THE POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 850.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 385.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 67°36'10" WEST AND A CHORD DISTANCE OF 382.46 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 850.00 FEET, AN ARC DISTANCE OF 200.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 87°21'26" WEST AND A CHORD DISTANCE OF 199.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 85°53'25" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.88 FEET; THENCE NORTH 04°06'35" WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD, A DISTANCE OF 127.34 FEET; THENCE NORTH 45°42'25" EAST, A DISTANCE OF

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184.98 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 547.05 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 530.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°49'39" EAST AND A CHORD DISTANCE OF 509.54 FEET TO THE END OF SAID CURVE; THENCE SOUTH 06°59'10" WEST, A DISTANCE OF 69.17 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 40°56'01" WEST AND A CHORD DISTANCE OF 80.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 74°52'52" WEST, A DISTANCE OF 43.32 FEET; THENCE SOUTH 15°07'07" EAST, A DISTANCE OF 15.98 FEET; THENCE SOUTH 87°15'29" EAST, A DISTANCE OF 28.90 FEET; THENCE SOUTH 16°46'45" WEST, A DISTANCE OF 7.02 FEET; THENCE SOUTH 09°23'44" WEST, A DISTANCE OF 66.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.54 ACRES MORE OR LESS.

Exhibit "B"

PARCEL "A", GOLF HOLE NO. 3

PART OF SECTIONS 10 AND 15, LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, TOGETHER WITH A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, LYING NORTHWEST OF INTERNATIONAL GOLF PARKWAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 89°32'10" WEST ALONG THE NORTH LINE OF SAID SECTION 15 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM SAID INTERSTATE 95 TO SAID INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 300.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°35'47" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE RAMP, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 362.78 FEET TO THE POINT OF CURVE OF A CURVE; SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°29'55" WEST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°30'05" WEST, A DISTANCE OF 170.93 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY, CONTINUING ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 79.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°01'18" EAST AND A CHORD DISTANCE OF 78.98 FEET TO THE POINT OF A REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 105.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 103.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17°59'49" EAST AND A CHORD DISTANCE OF 99.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 46°14'11" EAST, A DISTANCE OF 59.26 FEET TO A POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS 95.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 30.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 37°10'08" EAST AND A CHORD DISTANCE OF 29.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°06'05" EAST, A DISTANCE OF 57.17 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 345.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 40.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 24°43'58" EAST AND A CHORD DISTANCE OF 40.54 FEET TO A POINT OF A REVERSE CURVE, SAID CURVE BEING CONCAVE

SOUTHEASTERLY, HAVING A RADIUS OF 1467.08 FEET; THENCE
 NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 207.20
 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°24'36"
 EAST AND A CHORD DISTANCE OF 207.02 FEET TO A POINT OF A COMPOUND
 CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF
 155.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN
 ARC DISTANCE OF 57.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING OF NORTH 40°05'00" EAST AND A CHORD DISTANCE OF 57.17 FEET
 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 50°42'38"
 EAST, A DISTANCE OF 93.91 FEET TO THE POINT OF CURVE OF A CURVE,
 SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 145.00
 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC
 DISTANCE OF 49.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING
 OF NORTH 40°53'57" EAST AND A CHORD DISTANCE OF 49.42 FEET TO THE
 POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 31°05'16" EAST, A
 DISTANCE OF 22.32 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE
 BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 145.00 FEET;
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE
 OF 40.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH
 23°06'21" EAST AND A CHORD DISTANCE OF 40.27 FEET TO THE POINT OF
 TANGENCY OF SAID CURVE; THENCE NORTH 15°07'26" EAST, A DISTANCE OF
 34.92 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING
 CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 155.00 FEET; THENCE
 NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 40.26
 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 22°33'52"
 EAST AND A CHORD DISTANCE OF 40.14 FEET TO THE POINT OF TANGENCY OF
 SAID CURVE; THENCE NORTH 30°00'17" EAST, A DISTANCE OF 39.91 FEET
 TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE
 SOUTHEASTERLY, HAVING A RADIUS OF 155.00 FEET; THENCE NORTHEASTERLY
 ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.76 FEET, SAID
 ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°14'07" EAST AND
 A CHORD DISTANCE OF 60.37 FEET TO A POINT OF A COMPOUND CURVE, SAID
 CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET;
 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE
 OF 7.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH
 59°09'37" EAST AND A CHORD DISTANCE OF 6.99 FEET TO THE POINT OF
 TANGENCY OF SAID CURVE; THENCE NORTH 65°51'16" EAST, A DISTANCE OF
 21.98 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING
 CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE
 NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 20.50
 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°06'41"
 EAST AND A CHORD DISTANCE OF 20.35 FEET TO THE POINT OF TANGENCY OF
 SAID CURVE; THENCE NORTH 42°22'04" EAST, A DISTANCE OF 46.87 FEET
 TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE
 NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE
 NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 48.33
 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 28°31'19"
 EAST AND A CHORD DISTANCE OF 47.86 FEET TO THE POINT OF TANGENCY OF
 SAID CURVE; THENCE NORTH 14°40'35" EAST, A DISTANCE OF 93.84 FEET
 TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE
 SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE
 NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 61.48

FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 21°43'19" EAST AND A CHORD DISTANCE OF 61.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°46'03" EAST, A DISTANCE OF 39.55 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 176.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 81.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°56'03" EAST AND A CHORD DISTANCE OF 80.56 FEET TO THE END OF SAID CURVE; THENCE NORTH 08°50'42" EAST, A DISTANCE OF 32.85 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 137.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°47'40" WEST AND A CHORD DISTANCE OF 134.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 30°26'03" WEST, A DISTANCE OF 22.09 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 182.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'08" WEST AND A CHORD DISTANCE OF 178.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°29'48" EAST, A DISTANCE OF 39.25 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 122.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°43'39" WEST AND A CHORD DISTANCE OF 115.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 58°57'05" WEST, A DISTANCE OF 27.80 FEET; THENCE NORTH 18°45'10" EAST, A DISTANCE OF 43.54 FEET; THENCE NORTH 27°21'00" EAST, A DISTANCE OF 30.75 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 171.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87°04'42" EAST AND A CHORD DISTANCE OF 136.57 FEET TO A POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10°25'13" EAST AND A CHORD DISTANCE OF 38.46 FEET TO THE END OF SAID CURVE; THENCE SOUTH 78°48'29" EAST ALONG A LINE TO ITS INTERSECTION WITH THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF THE RAMP, LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 6.80 FEET TO A POINT, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 131.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 02°00'43" WEST AND A CHORD DISTANCE OF 131.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°35'47" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.39 ACRES MORE OR LESS.

PARCEL "B" GOLF HOLE NO(S). 4 AND 5

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 15 OF SAID TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 89°32'10" WEST ALONG THE NORTH LINE OF SAID SECTION 15 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE SOUTH 05°35'47" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 562.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45°30'06" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 44°29'54" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 484.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3531.68 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 291.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°08'03" WEST AND A CHORD DISTANCE OF 291.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°46'13" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 110.27 FEET; THENCE NORTH 65°36'04" WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 64.98 FEET; THENCE SOUTH 80°35'18" WEST, A DISTANCE OF 48.89 FEET; THENCE SOUTH 80°48'31" WEST, A DISTANCE OF 21.77 FEET; THENCE SOUTH 74°30'06" WEST, A DISTANCE OF 25.33 FEET; THENCE SOUTH 74°10'16" WEST, A DISTANCE OF 46.20 FEET; THENCE SOUTH 82°03'35" WEST, A DISTANCE OF 49.30 FEET; THENCE SOUTH 72°39'44" WEST, A DISTANCE OF 36.52 FEET; THENCE SOUTH 69°02'24" WEST, A DISTANCE OF 43.48 FEET; THENCE SOUTH 78°14'17" WEST, A DISTANCE OF 25.85 FEET; THENCE SOUTH 72°30'35" WEST, A DISTANCE OF 44.29 FEET; THENCE SOUTH 67°17'24" WEST, A DISTANCE OF 39.49 FEET; THENCE SOUTH 50°00'06" WEST, A DISTANCE OF 15.78 FEET; THENCE SOUTH 52°39'34" WEST, A DISTANCE OF 29.45 FEET; THENCE SOUTH 55°00'28" WEST, A DISTANCE OF 3.81 FEET; THENCE SOUTH 67°45'26" WEST, A DISTANCE OF 9.50 FEET; THENCE SOUTH 76°51'57" WEST, A DISTANCE OF 8.20 FEET; THENCE SOUTH 69°32'08" WEST, A DISTANCE OF 7.66 FEET; THENCE SOUTH 48°19'15" WEST, A DISTANCE OF 14.40 FEET; THENCE SOUTH 34°26'13" WEST, A DISTANCE OF 41.32 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 135.00 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17°54'49" WEST, AND A CHORD DISTANCE OF 76.79 FEET TO A POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 66.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 36°40'38" EAST, AND A CHORD DISTANCE OF 61.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 74°44'41" EAST, A DISTANCE OF 46.37 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 26°20'40" EAST, AND A CHORD DISTANCE OF 112.17 FEET TO A POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 72.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 28°28'28" WEST, AND A CHORD DISTANCE OF 72.66 FEET TO THE END OF SAID CURVE; THENCE SOUTH 25°34'00" EAST, A DISTANCE OF 11.38 FEET; THENCE SOUTH 44°29'54" WEST, A DISTANCE OF 1516.95 FEET; THENCE NORTH 31°46'49" WEST, A DISTANCE OF 3.97 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 58.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°49'43" WEST, AND A CHORD DISTANCE OF 58.14 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 74.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 33°57'38" WEST, AND A CHORD DISTANCE OF 61.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°21'00" EAST, A DISTANCE OF 9.72 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 19.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°13'34" EAST, AND A CHORD DISTANCE OF 19.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 05°06'08" EAST, A DISTANCE OF 3.37 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 54.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°49'32" EAST, AND A CHORD DISTANCE OF 53.08 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°38'22" EAST, A DISTANCE OF 30.48 FEET; THENCE NORTH 33°31'36" WEST, A DISTANCE OF 16.57 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 173.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°19'30" WEST, AND A CHORD DISTANCE OF 161.02 FEET TO THE END OF SAID CURVE; THENCE NORTH 31°56'38" EAST, A DISTANCE OF 188.59 FEET; THENCE NORTH 49°34'31" EAST, A DISTANCE OF 88.62 FEET; THENCE NORTH 60°27'19" EAST, A DISTANCE OF 109.42 FEET; THENCE NORTH 15°20'54" EAST, A DISTANCE OF 26.47 FEET; THENCE NORTH 08°33'54" EAST, A DISTANCE OF

20.94 FEET; THENCE NORTH 05°58'53" EAST, A DISTANCE OF 28.39 FEET;
 THENCE NORTH 09°12'58" EAST, A DISTANCE OF 35.96 FEET; THENCE NORTH
 18°39'07" EAST, A DISTANCE OF 18.57 FEET; THENCE NORTH 25°50'08"
 EAST, A DISTANCE OF 24.26 FEET; THENCE NORTH 38°51'06" EAST, A
 DISTANCE OF 49.08 FEET; THENCE NORTH 39°35'07" EAST, A DISTANCE OF
 70.23 FEET; THENCE NORTH 52°20'22" EAST, A DISTANCE OF 23.59 FEET;
 THENCE NORTH 48°21'15" EAST, A DISTANCE OF 30.62 FEET; THENCE NORTH
 52°39'41" EAST, A DISTANCE OF 32.85 FEET; THENCE NORTH 44°48'14"
 EAST, A DISTANCE OF 34.56 FEET; THENCE NORTH 49°06'33" EAST, A
 DISTANCE OF 83.76 FEET; THENCE NORTH 27°45'20" EAST, A DISTANCE OF
 61.96 FEET; THENCE NORTH 34°36'26" EAST, A DISTANCE OF 20.86 FEET;
 THENCE NORTH 43°10'15" EAST, A DISTANCE OF 24.51 FEET; THENCE NORTH
 50°54'15" EAST, A DISTANCE OF 51.65 FEET; THENCE NORTH 57°53'02"
 EAST, A DISTANCE OF 19.40 FEET; THENCE NORTH 70°58'28" EAST, A
 DISTANCE OF 20.59 FEET; THENCE NORTH 82°43'57" EAST, A DISTANCE OF
 19.00 FEET; THENCE NORTH 86°22'21" EAST, A DISTANCE OF 15.64 FEET;
 THENCE NORTH 75°57'23" EAST, A DISTANCE OF 15.77 FEET; THENCE NORTH
 46°35'11" EAST, A DISTANCE OF 74.63 FEET; THENCE NORTH 54°43'53"
 EAST, A DISTANCE OF 15.05 FEET; THENCE NORTH 21°11'31" EAST, A
 DISTANCE OF 31.39 FEET; THENCE NORTH 55°12'18" EAST, A DISTANCE OF
 162.11 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE
 NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY
 ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 109.69 FEET, SAID
 ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°52'37" WEST, AND
 A CHORD DISTANCE OF 106.47 FEET TO THE POINT OF TANGENCY OF SAID
 CURVE; THENCE NORTH 18°42'14" WEST, A DISTANCE OF 45.83 FEET;
 THENCE NORTH 06°27'25" EAST, A DISTANCE OF 87.44 FEET; THENCE NORTH
 15°11'39" EAST, A DISTANCE OF 36.92 FEET; THENCE NORTH 30°37'09"
 EAST, A DISTANCE OF 31.69 FEET; THENCE NORTH 31°49'33" EAST, A
 DISTANCE OF 37.99 FEET; THENCE NORTH 23°05'57" EAST, A DISTANCE OF
 14.18 FEET; THENCE NORTH 28°51'52" EAST, A DISTANCE OF 32.90 FEET;
 THENCE NORTH 38°54'07" EAST, A DISTANCE OF 17.64 FEET; THENCE NORTH
 50°35'12" EAST, A DISTANCE OF 23.72 FEET; THENCE NORTH 47°50'37"
 EAST, A DISTANCE OF 20.55 FEET; THENCE NORTH 51°27'41" EAST, A
 DISTANCE OF 28.37 FEET; THENCE NORTH 50°08'34" EAST, A DISTANCE OF
 24.60 FEET; THENCE NORTH 56°32'09" EAST, A DISTANCE OF 20.63 FEET;
 THENCE NORTH 59°31'19" EAST, A DISTANCE OF 22.42 FEET; THENCE NORTH
 52°34'59" EAST, A DISTANCE OF 50.84 FEET; THENCE NORTH 55°03'08"
 EAST, A DISTANCE OF 17.40 FEET; THENCE NORTH 57°21'13" EAST, A
 DISTANCE OF 19.41 FEET; THENCE NORTH 50°01'55" EAST, A DISTANCE OF
 30.38 FEET; THENCE NORTH 80°53'27" EAST, A DISTANCE OF 62.57 FEET;
 THENCE NORTH 04°12'19" WEST, A DISTANCE OF 5.16 FEET TO A POINT ON
 A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF
 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC
 DISTANCE OF 25.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING
 OF NORTH 10°13'15" EAST, AND A CHORD DISTANCE OF 24.91 FEET TO THE
 POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°38'49" EAST, A
 DISTANCE OF 43.37 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE
 BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE
 NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 15.88
 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH
 33°44'39" EAST, AND A CHORD DISTANCE OF 15.81 FEET TO A POINT OF

COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 45.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 57°26'42" EAST, AND A CHORD DISTANCE OF 45.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°02'51" EAST, A DISTANCE OF 63.15 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 27.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°08'56" EAST, AND A CHORD DISTANCE OF 27.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 64°14'58" EAST, A DISTANCE OF 20.41 FEET; THENCE NORTH 71°24'16" EAST, A DISTANCE OF 176.43 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 95.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 60°25'58" EAST, AND A CHORD DISTANCE OF 95.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 49°27'39" EAST, A DISTANCE OF 104.87 FEET; THENCE NORTH 45°18'46" EAST, A DISTANCE OF 182.24 FEET; THENCE NORTH 46°51'59" EAST, A DISTANCE OF 88.72 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 173.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 36°56'55" EAST, AND A CHORD DISTANCE OF 172.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 27°01'51" EAST, A DISTANCE OF 69.24 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 93.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 80°45'53" EAST, AND A CHORD DISTANCE OF 80.63 FEET TO THE END OF SAID CURVE; THENCE NORTH 44°29'55" EAST, A DISTANCE OF 8.32 FEET; THENCE SOUTH 45°30'05" EAST, A DISTANCE OF 200.86 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 00°30'06" EAST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.42 ACRES MORE OR LESS.

PARCEL "C" GOLF HOLE NO(S). 6, 7, AND 8

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY; THENCE SOUTH 89°32'10" WEST ALONG THE NORTH LINE OF SAID SECTION 15 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE SOUTH 05°35'47" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 562.78 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 45°30'06" EAST, A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 44°29'54" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 484.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3531.68 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 291.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°08'03" WEST AND A CHORD DISTANCE OF 291.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°46'13" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 606.37 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 2084.41 FEET; THENCE DUE NORTH, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 572.61 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 48.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 27°38'42" WEST, AND A CHORD DISTANCE OF 47.90 FEET TO THE END OF SAID CURVE; THENCE NORTH 64°43'41" WEST, A DISTANCE OF 68.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.85 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 62.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 61°24'05" WEST AND A CHORD DISTANCE OF 52.10 FEET TO THE POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 38.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD

BEARING OF NORTH 26'40'24" WEST AND A CHORD DISTANCE OF 38.55 FEET TO THE END OF SAID CURVE; THENCE NORTH 69'28'45" WEST, A DISTANCE OF 1.24 FEET; THENCE SOUTH 01'45'50" EAST, A DISTANCE OF 7.95 FEET; THENCE NORTH 54'27'46" WEST, A DISTANCE OF 44.81 FEET; THENCE NORTH 01'44'10" WEST, A DISTANCE OF 705.27 FEET; THENCE NORTH 41'26'48" WEST, A DISTANCE OF 506.50 FEET; THENCE NORTH 06'44'41" WEST, A DISTANCE OF 191.68 FEET; THENCE NORTH 43'26'51" EAST, A DISTANCE OF 68.30 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 81.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33'30'08" EAST, AND A CHORD DISTANCE OF 80.79 FEET TO THE END OF SAID CURVE, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 130.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 129.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 81'38'08" EAST, AND A CHORD DISTANCE OF 124.32 FEET TO THE END OF SAID CURVE; THENCE NORTH 47'34'48" EAST, A DISTANCE OF 51.76 FEET; THENCE NORTH 29'10'29" EAST, A DISTANCE OF 34.80 FEET; THENCE NORTH 14'41'32" EAST, A DISTANCE OF 28.39 FEET; THENCE NORTH 57'56'35" EAST, A DISTANCE OF 24.35 FEET; THENCE NORTH 70'19'57" EAST, A DISTANCE OF 33.23 FEET; THENCE NORTH 23'53'31" EAST, A DISTANCE OF 15.69 FEET; THENCE SOUTH 75'15'21" EAST, A DISTANCE OF 352.01 FEET; THENCE NORTH 64'04'48" EAST, A DISTANCE OF 188.15 FEET; THENCE NORTH 01'32'44" EAST, A DISTANCE OF 471.06 FEET; THENCE NORTH 39'52'09" EAST, A DISTANCE OF 39.94 FEET; THENCE NORTH 00'04'59" EAST, A DISTANCE OF 675.22 FEET; THENCE NORTH 17'02'33" WEST, A DISTANCE OF 446.35 FEET; THENCE NORTH 85'53'25" EAST, A DISTANCE OF 754.02 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 750.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 359.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80'23'16" EAST, AND A CHORD DISTANCE OF 355.81 FEET TO THE END OF SAID CURVE; THENCE SOUTH 23'19'58" WEST, A DISTANCE OF 5.68 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 382.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41'33'12" WEST, AND A CHORD DISTANCE OF 258.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 54'14'36" WEST, A DISTANCE OF 210.55 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 61.63 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 74.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80'34'56" WEST, AND A CHORD DISTANCE OF 70.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 64'40'22" WEST, A DISTANCE OF 84.97 FEET; THENCE SOUTH 85'53'25" WEST, A DISTANCE OF 48.65 FEET; THENCE SOUTH 14'39'02" WEST, A DISTANCE OF 26.14 FEET; THENCE SOUTH 05'15'28" WEST, A DISTANCE OF 140.12 FEET; THENCE SOUTH 83'16'24" WEST, A DISTANCE OF 28.86 FEET; THENCE SOUTH 10'31'38" WEST, A DISTANCE OF 55.85 FEET; THENCE SOUTH 14'51'36" WEST, A DISTANCE OF 47.10 FEET; THENCE SOUTH 08'37'41" WEST, A DISTANCE OF 48.65 FEET; THENCE SOUTH 14'24'47" EAST, A DISTANCE OF 46.44 FEET; THENCE SOUTH 05'36'33" WEST, A DISTANCE OF 43.73 FEET;

THENCE SOUTH 34°54'03" WEST, A DISTANCE OF 31.89 FEET; THENCE SOUTH 22°00'52" WEST, A DISTANCE OF 34.49 FEET; THENCE SOUTH 30°17'23" EAST, A DISTANCE OF 18.21 FEET; THENCE SOUTH 01°17'17" EAST, A DISTANCE OF 88.30 FEET; THENCE SOUTH 03°33'17" EAST, A DISTANCE OF 48.56 FEET; THENCE SOUTH 55°50'35" WEST, A DISTANCE OF 20.73 FEET; THENCE SOUTH 07°14'23" WEST, A DISTANCE OF 36.51 FEET; THENCE SOUTH 12°16'54" EAST, A DISTANCE OF 20.36 FEET; THENCE SOUTH 01°03'44" EAST, A DISTANCE OF 54.51 FEET; THENCE SOUTH 29°09'53" WEST, A DISTANCE OF 37.80 FEET; THENCE SOUTH 05°29'16" EAST, A DISTANCE OF 33.04 FEET; THENCE SOUTH 18°54'38" EAST, A DISTANCE OF 47.14 FEET; THENCE SOUTH 35°05'49" EAST, A DISTANCE OF 29.63 FEET; THENCE SOUTH 04°23'30" WEST, A DISTANCE OF 26.73 FEET; THENCE SOUTH 04°11'19" WEST, A DISTANCE OF 93.38 FEET; THENCE SOUTH 19°45'18" WEST, A DISTANCE OF 129.13 FEET; THENCE SOUTH 85°29'25" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 65°12'41" WEST, A DISTANCE OF 38.18 FEET; THENCE SOUTH 27°15'08" WEST, A DISTANCE OF 36.54 FEET; THENCE SOUTH 20°19'58" WEST, A DISTANCE OF 30.42 FEET; THENCE SOUTH 35°19'22" WEST, A DISTANCE OF 40.43 FEET; THENCE SOUTH 69°07'28" EAST, A DISTANCE OF 53.92 FEET; THENCE SOUTH 09°55'10" WEST, A DISTANCE OF 406.27 FEET; THENCE SOUTH 24°48'21" WEST, A DISTANCE OF 32.16 FEET; THENCE SOUTH 87°42'45" WEST, A DISTANCE OF 30.63 FEET; THENCE SOUTH 29°21'47" WEST, A DISTANCE OF 33.60 FEET; THENCE SOUTH 40°50'33" WEST, A DISTANCE OF 47.81 FEET; THENCE SOUTH 30°03'33" WEST, A DISTANCE OF 40.21 FEET; THENCE SOUTH 33°22'42" WEST, A DISTANCE OF 40.72 FEET; THENCE SOUTH 05°50'03" WEST, A DISTANCE OF 33.87 FEET; THENCE SOUTH 15°57'02" WEST, A DISTANCE OF 27.95 FEET; THENCE SOUTH 09°22'44" WEST, A DISTANCE OF 26.55 FEET; THENCE SOUTH 46°47'15" WEST, A DISTANCE OF 29.34 FEET; THENCE SOUTH 49°14'13" WEST, A DISTANCE OF 35.15 FEET; THENCE SOUTH 25°06'51" WEST, A DISTANCE OF 21.71 FEET; THENCE SOUTH 84°53'02" WEST, A DISTANCE OF 24.25 FEET; THENCE SOUTH 83°47'10" WEST, A DISTANCE OF 21.97 FEET; THENCE NORTH 55°51'48" WEST, A DISTANCE OF 30.40 FEET; THENCE NORTH 73°55'30" WEST, A DISTANCE OF 34.91 FEET; THENCE SOUTH 69°37'29" WEST, A DISTANCE OF 33.20 FEET; THENCE SOUTH 27°13'08" WEST, A DISTANCE OF 46.11 FEET; THENCE SOUTH 25°50'46" WEST, A DISTANCE OF 46.33 FEET; THENCE SOUTH 51°50'11" EAST, A DISTANCE OF 32.91 FEET; THENCE SOUTH 09°02'07" WEST, A DISTANCE OF 881.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 30.13 ACRES MORE OR LESS.

THE ABOVE DESCRIBED LANDS BEING SUBJECT TO AN IRRIGATION PUMP STATION EASEMENT AND A SANITARY SEWER PUMP STATION EASEMENT.

PARCEL "D" GOLF HOLE NO(S). 1, 2, 9 - 15, & 18

A PART OF SECTIONS 10, 15, 43, 44, TOGETHER WITH A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID RAMP, A DISTANCE OF 173.83 FEET; THENCE SOUTH 65°27'01" WEST, LEAVING SAID SOUTHWESTERLY LINE OF THE RAMP, A DISTANCE OF 211.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04°16'24" EAST, A DISTANCE OF 154.76 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 167.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 28°19'46" EAST, AND A CHORD DISTANCE OF 163.05 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 83.67 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 144.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 02°51'14" EAST, AND A CHORD DISTANCE OF 127.37 FEET TO THE END OF SAID CURVE; THENCE SOUTH 47°09'01" WEST, A DISTANCE OF 598.37 FEET; THENCE SOUTH 23°41'26" WEST, A DISTANCE OF 145.03 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 151.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 66°56'52" WEST, AND A CHORD DISTANCE OF 137.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 69°47'43" WEST, A DISTANCE OF 200.37 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 157.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 24°47'43" WEST, AND A CHORD DISTANCE OF 141.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 23°33'18" EAST, A DISTANCE OF 78.08 FEET; THENCE NORTH 42°54'52" WEST, A DISTANCE OF 2.09 FEET; THENCE NORTH 49°08'13" WEST, A DISTANCE OF 23.68 FEET; THENCE NORTH 80°28'52" WEST, A DISTANCE OF 60.30 FEET; THENCE SOUTH 73°56'20" WEST, A DISTANCE OF 41.87 FEET; THENCE SOUTH 87°49'46" WEST, A DISTANCE OF 38.44 FEET; THENCE NORTH 37°21'31" WEST, A DISTANCE OF 62.71 FEET; THENCE NORTH 43°30'06" WEST, A DISTANCE OF 45.75 FEET; THENCE SOUTH 68°05'03" WEST, A DISTANCE OF 48.41 FEET; THENCE NORTH 80°51'43" WEST, A DISTANCE OF 46.80 FEET; THENCE SOUTH

89°39'25" WEST, A DISTANCE OF 24.42 FEET; THENCE SOUTH 50°07'39"
 WEST, A DISTANCE OF 36.89 FEET; THENCE NORTH 23°25'39" WEST, A
 DISTANCE OF 33.52 FEET; THENCE SOUTH 75°02'42" WEST, A DISTANCE OF
 46.81 FEET; THENCE SOUTH 20°10'38" WEST, A DISTANCE OF 37.37 FEET;
 THENCE SOUTH 21°59'00" WEST, A DISTANCE OF 55.04 FEET; THENCE SOUTH
 84°07'44" WEST, A DISTANCE OF 15.83 FEET; THENCE SOUTH 59°45'43"
 WEST, A DISTANCE OF 37.41 FEET; THENCE SOUTH 48°07'23" WEST, A
 DISTANCE OF 54.75 FEET; THENCE SOUTH 80°53'52" WEST, A DISTANCE OF
 128.26 FEET; THENCE SOUTH 06°59'10" WEST, A DISTANCE OF 392.67 FEET
 TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE
 NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY
 ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 123.33 FEET, SAID
 ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 54°05'44" WEST, AND
 A CHORD DISTANCE OF 109.90 FEET TO THE END OF SAID CURVE; THENCE
 NORTH 87°15'29" WEST, A DISTANCE OF 28.90 FEET; THENCE NORTH
 15°07'07" WEST, A DISTANCE OF 15.98 FEET; THENCE NORTH 74°54'52"
 EAST, A DISTANCE OF 43.32 FEET TO A POINT ON A CURVE, SAID CURVE
 BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 72.50 FEET; THENCE
 NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 85.91
 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH
 40°56'01" EAST, AND A CHORD DISTANCE OF 80.97 FEET TO THE POINT OF
 TANGENCY OF SAID CURVE; THENCE NORTH 06°59'10" EAST, A DISTANCE OF
 69.17 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE
 NORTHERLY HAVING A RADIUS OF 547.05 FEET; THENCE WESTERLY ALONG THE
 ARC OF SAID CURVE, AN ARC DISTANCE OF 530.03 FEET, SAID ARC BEING
 SUBTENDED BY A CHORD BEARING OF NORTH 88°49'39" WEST AND A CHORD
 DISTANCE OF 509.54 FEET TO THE END OF SAID CURVE; THENCE SOUTH
 45°42'25" WEST, A DISTANCE OF 184.98 FEET; THENCE SOUTH 04°06'35"
 EAST, A DISTANCE OF 127.34 FEET; THENCE SOUTH 85°53'25" WEST, A
 DISTANCE OF 520.39 FEET TO THE POINT OF CURVE OF A CURVE, SAID
 CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 450.00 FEET;
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF
 702.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH
 49°23'58" WEST, AND A CHORD DISTANCE OF 633.17 FEET TO THE POINT OF
 A REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A
 RADIUS OF 2600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID
 CURVE AN ARC DISTANCE OF 409.82 FEET, SAID ARC BEING SUBTENDED BY
 A CHORD BEARING OF NORTH 09°12'18" WEST, AND A CHORD DISTANCE OF
 409.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 77°57'05" EAST,
 A DISTANCE OF 50.46 FEET; THENCE NORTH 14°27'25" WEST, A DISTANCE
 OF 100.09 FEET; THENCE NORTH 77°57'04" EAST, A DISTANCE OF 25.01
 FEET; THENCE NORTH 13°29'58" WEST, A DISTANCE OF 100.03 FEET;
 THENCE SOUTH 77°57'04" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH
 12°31'49" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 77°57'05"
 WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE, SAID CURVE
 BEING CONCAVE WESTERLY, HAVING A RADIUS OF 6000.00 FEET; THENCE
 NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 57.96
 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH
 11°46'20" WEST, AND A CHORD DISTANCE OF 57.95 FEET TO THE POINT OF
 TANGENCY OF SAID CURVE; THENCE NORTH 11°29'43" WEST, A DISTANCE OF
 533.86 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING
 CONCAVE EASTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE

NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 561.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 04°35'09" EAST, AND A CHORD DISTANCE OF 554.00 FEET TO THE POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 196.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 28°09'22" EAST AND A CHORD DISTANCE OF 195.50 FEET TO THE END OF SAID CURVE; THENCE SOUTH 54°21'18" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 730.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 470.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°07'01" EAST, AND A CHORD DISTANCE OF 462.59 FEET TO THE POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 870.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 181.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°37'24" EAST AND A CHORD DISTANCE OF 180.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 60°39'29" EAST, A DISTANCE OF 118.25 FEET TO THE POINT OF CURVE A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 193.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°17'43" EAST AND A CHORD DISTANCE OF 180.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°14'56" EAST, A DISTANCE OF 212.54 FEET; THENCE SOUTH 07°16'54" WEST, A DISTANCE OF 526.96 FEET; THENCE SOUTH 09°31'37" WEST, A DISTANCE OF 317.03 FEET; THENCE SOUTH 23°57'14" EAST, A DISTANCE OF 456.48 FEET; THENCE NORTH 66°02'46" EAST, A DISTANCE OF 581.57 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 48°57'35" EAST AND A CHORD DISTANCE OF 109.86 FEET TO THE POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 23.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85°24'13" EAST AND A CHORD DISTANCE OF 23.83 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 770.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 673.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57°15'25" EAST AND A CHORD DISTANCE OF 651.85 FEET TO THE END OF SAID CURVE; THENCE SOUTH 50°57'13" EAST, A DISTANCE OF 406.57 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1041.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 857.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°39'22" EAST, AND A CHORD DISTANCE OF 833.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.46 ACRES MORE OR LESS.

PARCEL "E" GOLF HOLE NO(S). 16 - 17

A PART OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 1529.38 FEET; THENCE SOUTH 62°27'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.76 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 251.44 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 248.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°27'47" WEST AND A CHORD DISTANCE OF 238.60 FEET TO THE POINT OF CUSP A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 43.79 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 125.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°43'48" EAST AND A CHORD DISTANCE OF 86.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°06'40" WEST, A DISTANCE OF 50.49 FEET; THENCE NORTH 53°42'30" WEST, A DISTANCE OF 14.34 FEET; THENCE SOUTH 83°05'28" WEST, A DISTANCE OF 236.34 FEET; THENCE SOUTH 87°59'43" WEST, A DISTANCE OF 413.33 FEET; THENCE SOUTH 76°45'44" WEST, A DISTANCE OF 434.66 FEET; THENCE SOUTH 46°56'45" WEST, A DISTANCE OF 252.77 FEET; THENCE NORTH 45°14'56" WEST, A DISTANCE OF 257.40 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3945.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 274.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 43°15'22" WEST AND A CHORD DISTANCE OF 274.36 FEET TO THE END OF SAID CURVE; THENCE NORTH 63°48'28" EAST, A DISTANCE OF 185.36 FEET TO THE POINT OF CUSP OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 130.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 168.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 22°18'36" WEST AND A CHORD DISTANCE OF 156.96 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1036.41 FEET; THENCE NORTHEASTERLY ALONG THE ARC

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OF SAID CURVE, AN ARC DISTANCE OF 170.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°35'33" EAST AND A CHORD DISTANCE OF 170.69 FEET TO THE END OF SAID CURVE; THENCE NORTH 76°11'41" EAST, A DISTANCE OF 177.30 FEET; THENCE NORTH 87°49'52" EAST, A DISTANCE OF 138.42 FEET TO THE POINT OF CUSP OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 41.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 57°24'20" WEST AND A CHORD DISTANCE OF 41.09 FEET TO THE END OF SAID CURVE; THENCE NORTH 52°15'07" EAST, A DISTANCE OF 22.94 FEET; THENCE NORTH 48°18'11" EAST, A DISTANCE OF 59.44 FEET; THENCE NORTH 45°09'50" EAST, A DISTANCE OF 105.98 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 289.09 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 94.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 59°13'20" EAST AND A CHORD DISTANCE OF 94.02 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 271.48 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 185.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°26'43" EAST AND A CHORD DISTANCE OF 182.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 71°56'37" EAST, A DISTANCE OF 714.35 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°15'11" EAST AND A CHORD DISTANCE OF 38.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 62°26'59" EAST, A DISTANCE OF 10.57 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 73.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 75°41'41" EAST AND A CHORD DISTANCE OF 66.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 33°50'23" EAST, A DISTANCE OF 154.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.30 ACRES MORE OR LESS.

PARCEL "F" - GOLF COURSE PARKING

A PART OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 614.46 FEET; THENCE SOUTH 62°27'01" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1455.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 80°13'04" WEST, A DISTANCE OF 140.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 849.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 382.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 03°06'13" EAST AND A CHORD DISTANCE OF 378.89 FEET TO THE END OF SAID CURVE; THENCE SOUTH 74°00'39" EAST, A DISTANCE OF 18.03 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 82.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 111.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°47'08" EAST AND A CHORD DISTANCE OF 102.75 FEET TO A POINT ON ANOTHER CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 287.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 131.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 04°01'02" EAST AND A CHORD DISTANCE OF 129.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 09°02'15" WEST ALONG A LINE TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF A HALL OF FAME, GOLF COURSE AND RESIDENTIAL ACCESS EASEMENT, A DISTANCE OF 47.40 FEET, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 745.24 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY ACCESS EASEMENT LINE, AN ARC DISTANCE OF 61.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°07'56" EAST AND A CHORD DISTANCE 61.03 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 09°02'15" EAST LEAVING SAID ACCESS EASEMENT LINE, A DISTANCE OF 49.35 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 318.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 180.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 05°47'38" WEST AND A CHORD DISTANCE OF 178.42 FEET TO THE POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 709.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 376.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 05°25'18" WEST AND A CHORD DISTANCE OF 372.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.60 ACRES MORE OR LESS.

GOLF ACADEMY

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 10 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE SOUTH 05°35'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 362.78 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, LEAVING SAID RIGHT-OF-WAY LINE OF THE RAMP AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°29'55" WEST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°30'05" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 475.00 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 49°24'42" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 378.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3022.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 410.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°42'21" WEST AND A CHORD DISTANCE OF 410.59 FEET TO THE POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 850.00 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 385.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 67°36'10" WEST AND A CHORD DISTANCE OF 382.46 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 850.00 FEET, AN ARC DISTANCE OF 200.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 87°21'26" WEST AND A CHORD DISTANCE OF 199.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 85°53'25" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 350.88 FEET; THENCE NORTH 04°06'35" WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF WGV BOULEVARD, A DISTANCE OF 127.34 FEET; THENCE NORTH 45°42'25" EAST, A DISTANCE OF

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184.98 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 547.05 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 530.03 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°49'39" EAST AND A CHORD DISTANCE OF 509.54 FEET TO THE END OF SAID CURVE; THENCE SOUTH 06°59'10" WEST, A DISTANCE OF 69.17 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 85.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 40°56'01" WEST AND A CHORD DISTANCE OF 80.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 74°52'52" WEST, A DISTANCE OF 43.32 FEET; THENCE SOUTH 15°07'07" EAST, A DISTANCE OF 15.98 FEET; THENCE SOUTH 87°15'29" EAST, A DISTANCE OF 28.90 FEET; THENCE SOUTH 16°46'45" WEST, A DISTANCE OF 7.02 FEET; THENCE SOUTH 09°23'44" WEST, A DISTANCE OF 66.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.54 ACRES MORE OR LESS.

**ASSIGNMENT AND SECURITY AGREEMENT
(RIGHTS UNDER WATER AND WASTEWATER UTILITY SERVICE AGREEMENT)**

THIS ASSIGNMENT AND SECURITY AGREEMENT ("Agreement") is entered into this _____ day of June, 1996, by and between **BARNETT BANK OF JACKSONVILLE, N.A.**, a national banking association ("Secured Party") and **SJH PARTNERSHIP, LTD.**, a Florida limited partnership ("Debtor") having a principal place of business at c/o James E. Davidson, Jr., President, Davidson Development, Inc., 2395 International Golf Parkway, St. Augustine, Florida 32096.

W I T N E S S E T H:

WHEREAS, the Debtor is indebted to the Secured Party as evidenced by (i) that certain promissory note (the "Phase III Note") in the principal amount of Eleven Million Seven Hundred Fifty Thousand and No/100 Dollars (\$11,750,000.00) and (ii) that certain promissory note (the "Utility Note") in the principal amount of Two Million Eight Hundred Thousand and No/100 Dollars (\$2,800,000.00) both dated the same date as this Agreement (the Phase III Note and the Utility Note are collectively referred to in this Agreement as the "Notes"); and,

WHEREAS, the Debtor and Secured Party acknowledge that this Agreement is to secure the timely payment of the principal amount of the Notes and the accrued interest due on the Notes, and any other indebtedness or obligations of the Debtor to the Secured Party that may otherwise arise (the "Obligations"); and,

WHEREAS, the Debtor, Northwest Utilities I, Inc. ("NWUI, Inc."), and St. Johns County, Florida (the "County") entered into the Saint Johns Water and Wastewater Utility Service Agreement on January 24, 1995 (the "Utility Agreement") under which the County agreed, among other things, to provide water and sewer service to the Development known as Saint Johns; and,

WHEREAS, under section 3.09 of the Utility Agreement, the County agreed to reimburse the Debtor for certain construction costs associated with installation of the "on-site improvements" as defined in section 1.01 of the Utility Agreement; and,

WHEREAS, under section 4.07(c) of the Utility Agreement, the Debtor may, upon written approval by the County, partially assign its right to reimbursement for the cost of on-site improvements under section 3.09 to one or more successor land owners of the Interchange Parcel; and,

WHEREAS, a portion of the funds advanced by the Secured Party to the Debtor are to be used by the Debtor to install certain on-site improvements within the Saint Johns development as depicted on drawings WS-1 through WS-12 and WS-20 through WS-21 of the plans

prepared by Bessent, Hammack & Ruckman Engineering, Inc. under project number 95033 dated April 15, 1996, as revised through the date of this Agreement, and as further described and approved through Florida Department of Environmental Protection Permit Number CS55-287A14 and Florida Department of Environmental Protection Permit Number DS55-287828 (the "Phase IA On-Site Improvements").

NOW, THEREFORE, in consideration of the loans made by the Secured Party to the Debtor as evidenced by the Notes, the parties covenant and agree as follows:

1. Debtor hereby assigns, and grants to Secured Party a security interest in the Debtors right to receive reimbursement from the County under section 3.09 of the Utility Agreement for the cost of constructing the Phase IA On-Site Improvements and for all proceeds arising from such rights, in order to secure the performance of the Obligations, including the payment of all indebtedness of Debtor to Secured Party, whether primary, secondary, direct, contingent, sole, joint or several, and any extension or renewals, together with all attorneys' fees, costs and expenses incident to the collection of the indebtedness and the enforcement and protection of the security interest created by this Agreement. The security interest in the reimbursement rights assigned by the Debtor to the Secured Party by this Agreement (the "Reimbursement Rights") shall be a first security interest and there will be no other security interests or other encumbrances upon the Reimbursement Rights during the term of the Notes. The Debtor has not previously encumbered, or assigned, the Reimbursement Rights to any other party.

2. Debtor shall not sell, assign, or grant any security interest in the Reimbursement Rights to anyone other than Secured Party while this Agreement is in force without the consent of the Secured Party. Debtor shall perform all other steps requested by Secured Party to create, perfect, and maintain Secured Party's valid first security interest in the Reimbursement Rights. Secured Party may file one or more financing statements disclosing its security interest without Debtors signature.

3. Secured Party is authorized and empowered, and at any time in its sole discretion, may: (a) after the happening of an Event of Default, demand, collect, or compromise any and all sums which may be due to Debtor under the Reimbursement Rights; (b) after the happening of an Event of Default perform or caused to be performed for and on behalf of Debtor any acts, conditions, obligations, or covenants that Debtor has failed or refused to perform under the Utility Agreement; and (c) endorse in the name of the Debtor and collect any negotiable instruments tendered or received in payment of sums due to the Debtor under the Reimbursement Rights (the Secured Party, under no circumstances, shall be under any duty to act in regard to any of the foregoing matters).

4. It is further agreed that at any time while Debtor is indebted to Secured Party, Secured Party, in its sole discretion, may require Debtor, and Debtor hereby covenants and agrees that:

(a) Upon receipt of the proceeds of the Reimbursement Rights assigned to Secured Party under this Agreement or any other proceeds arising from the Reimbursement Rights assigned to Secured Party under this Agreement, Debtor will immediately deliver the proceeds to the Secured Party in the original form in which received, whether in cash, check or other form of payment. Each check or other medium which may require endorsement shall be endorsed by Debtor to the order of Secured Party.

(b) All proceeds received by Secured Party, either from Debtor or directly from the County shall be applied immediately by Secured Party against the indebtedness of Debtor. Upon the full and final liquidation of the indebtedness secured hereby, Secured Party will pay over to Debtor the difference, if any, received by it from Debtor or the County.

5. Debtor further covenants, agrees and warrants that:

(a) Secured Party at any time may, in its sole discretion, request in its name, in the name of Debtor or in the name of a third person, confirmation from the County of the amounts due pursuant to the Utility Agreement or any other matters stated in the Utility Agreement which may be reasonably required for verification and confirmation.

(b) Debtor agrees that it will neither make nor permit any credits, allowances or adjustments on the Utility Agreement, except in the normal course of business.

(c) Debtor shall at all reasonable times allow Secured Party, its agents, employees or attorneys, to: (i) examine all books, records and documentation of Debtor with respect to the Reimbursement Rights assigned to Secured Party under this Agreement; and (ii) make copies or extracts from the books, records and documentation of Debtor as Secured Party may deem desirable.

(d) Debtor shall pay promptly when due all taxes and assessments on the Reimbursement Rights assigned to Secured Party under this Agreement, its use or operation.

(e) Debtor shall join in executing or shall execute, as appropriate, all necessary documents in a form satisfactory to the Secured Party, and shall pay the cost of all taxes and fees in connection with all loans secured by this Agreement, including the cost of recording all documents. Debtor warrants that no financing statement covering the Reimbursement Rights or any part thereof or any proceeds thereof is presently on file in any public office,

other than those financing statements which shall be terminated upon the funding of the loans evidenced by the Notes.

6. Debtor waives presentment and protest of any instrument secured by this Agreement, notice of default and all other notices to which it might otherwise be entitled on the Utility Agreement. The Secured Party in its discretion may proceed against Debtor or the County, or Secured Party may proceed against any security that it may hold under this Agreement. Secured Party is not obligated to pursue any remedy for the benefit of Debtor. Secured Party may proceed directly against Debtor for the amount of any indebtedness owed by Debtor or any other party without selling or otherwise proceeding against or applying any security it may hold.

Debtor appoints Secured Party or any other person whom it may designate as Debtor's attorney-in-fact with powers to endorse Debtor's name on any checks, notes, acceptances, money orders, drafts or other forms of payment or security that may come into Secured Party's possession and to do all other things necessary to carry out the provisions of this Agreement. Debtor ratifies and approves all acts done pursuant to the foregoing authorizations. Neither Secured Party nor the attorney-in-fact will be liable for any acts or omissions or for any error of judgment or mistake of fact or law. This power, being coupled with an interest, is irrevocable so long as any amounts due under the Utility Agreement assigned to Secured Party in which Secured Party has a security interest remains unpaid or until the indebtedness has been fully satisfied.

7. An "Event of Default" shall exist (a) upon failure to pay when due any amount payable under any indebtedness hereby secured after any applicable grace period; (b) upon failure to observe or perform any of Debtor's other obligations to Secured Party within thirty (30) days after written notice from Secured Party is received by Debtor; (c) if any material warranty, certificate or statement by Debtor furnished in connection with this Agreement is false or misleading; or (d) if an Event of Default occurs under the terms of the Notes, the mortgage securing the Notes ("Mortgage") or any of the Loan Documents (as defined in the Mortgage).

8. Upon an Event of Default, all sums secured hereby immediately shall become due and payable at Secured Party's option without notice to Debtor. Secured Party may proceed to enforce payments due and to exercise any or all of its Reimbursement Rights and remedies under the Uniform Commercial Code, or other applicable law as well as all other Reimbursement Rights and remedies possessed by Secured Party, all of which shall be cumulative. Secured Party may waive any Event of Default before or after that Event of Default has been declared, without impairing its right to declare a subsequent Event of Default hereunder, this right being a continuing one. Upon an Event of Default, Secured Party shall have the right to offset against any account (checking, savings or

otherwise) which Debtor may have with Secured Party, the amount owed by Debtor under instruments secured by this Agreement or under any other note, obligation, or indebtedness to Secured Party.

9. The provisions of this Agreement notwithstanding, Secured Party shall have the option at any time without notice to pay for the account of Debtor any taxes, levies or other charges affecting the Reimbursement Rights assigned to Secured Party under this Agreement or any liability or any note or other writing evidencing any liability which Debtor fails to pay. Any such payments shall constitute a liability of Debtor.

10. Debtor agrees to reimburse Secured Party for any and all legal and other expenses incurred in the confirmation, investigation, handling and collection of the Reimbursement Rights assigned to Secured Party under this Agreement.

11. This Agreement shall be binding upon Debtor, its successors and assigns, and the benefits of this assignment shall inure to Secured Party, its successors and assigns. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Florida.

12. In performing any act under this Security Agreement and any obligation secured hereby, TIME SHALL BE OF THE ESSENCE.

13. No modification, rescission, waiver, release or amendment of any provision of this Agreement shall be made except by a written agreement subscribed by Debtor and by Secured Party.

14. This Agreement shall be terminated upon termination of the Loan Agreement and payment of all Obligations secured hereby; provided, however, that if at any time all or any part of any payment previously applied by Secured Party to the Notes or other obligations is or must be returned by or recovered from Secured Party for any reason (including, without limitation, the bankruptcy of Debtor), this Agreement shall be reinstated, and the Notes or other obligations, and Secured Party's security interest in the Reimbursement Rights granted hereby to secure the performance thereof, will be deemed to have continued in existence as if the Loan Agreement had not been terminated. In connection with any such reinstatement hereof, Debtor hereby agrees to execute, deliver and file all such documents and instruments as are requested by Secured Party or otherwise necessary to perfect Secured Party's security interest in the Reimbursement Rights. In addition to the foregoing, Debtor hereby agrees to indemnify, save and hold harmless Secured Party from and against the costs, expenses and fees incurred by Secured Party in connection with any such reinstatement of this Agreement, including, without limitation, any filing fees and other costs or expenses incurred by Secured Party to perfect Secured Party's security interest in the Reimbursement Rights granted hereunder. Until terminated and during any reinstatement hereof,

the security interest created under this Agreement shall continue in full force and effect and shall secure and be applicable to all advances now or hereafter made by Secured Party to Debtor, whether or not Debtor is indebted to Secured Party immediately prior to the time of such advance.

IN WITNESS WHEREOF, Debtor and Secured Party have caused this Agreement to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

"DEBTOR"

SJH PARTNERSHIP, LTD., a
Florida limited partnership

By: SJ Memphis Ltd., a Florida
limited general partnership,
its general partner

By: St. Johns Harbour, Inc., a
Florida corporation, its
general partner

By: _____
Name: _____
Title: _____-President

(CORPORATE SEAL)

"SECURED PARTY"

BARNETT BANK OF JACKSONVILLE,
N.A., a national banking
association

By: _____
Name: _____
Title: _____-President



JOINDER OF COUNTY

The undersigned hereby acknowledges and agrees to the assignment by Debtor to Secured Party of all sums that may become due from St. Johns County, Florida ("County") the Debtor pursuant to the terms of section 3.09 of that certain Saint Johns Water and Wastewater Utility Service Agreement (the "Utility Agreement"), dated January 24, 1995, by and among NWUI, Inc., Debtor, and the County as the result of installation of the Phase IA On-Site Improvements as described in the Assignment to which this consent is attached. The undersigned further states that the Utility Agreement is in full force and effect and unmodified as of the date hereof and that to the best of its knowledge, neither NWUI, Inc., the County, nor the Debtor is in default under any of the terms of the Utility Agreement

"County"

St. Johns County, Florida

By: *Nicholas M. Meiszer*
Name: NICHOLAS M. MEISZER
Its: COUNTY ADMINISTRATOR