

RESOLUTION NO-97-196

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY , FLORIDA , APPROVING THE EXECUTION OF A COUNTY DEED AND CERTAIN DRAINAGE EASEMENT AGREEMENT BETWEEN ST. JOHNS COUNTY AND DOROTHY P. YOUNG, INDIVIDUALLY, AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DORIS MAE PARRISH , AND AS TRUSTEE OF THE PARRISH YOUTH HOUSE TRUST, MARJORIE P. O'LOUGHLIN , VIRGINIA P. CARTER, MARIE VAN SICKLE, AND FIRST UNITED METHODIST CHURCH OF ST, AUGUSTINE.

WHEREAS, The Drainage Easement Agreement has been executed by Dorothy P. Young, individually , and as personal representative of the Estate of Doris Mae Parrish, and as Trustee of the Parrish Youth House Trust. Marjorie P. O'Loughlin Virginia P. Carter, Marie Van Sickle, and First United Methodist Church of St. Augustine; and

WHEREAS, The County Deed and the Drainage Easement Agreement is a part of the Settlement Agreement that settles the lawsuit filed by Doris Mae Parrish against William H. Hall, Calvin H. Hudson, Ellen L. Hudson, and St. Johns County and the exchange among the parties of certain land and easements contiguous to or near the St. Johns County Golf Course; and.

WHEREAS, The County Deed and the Drainage Easement Agreement should be executed by the Chairman of the Board of County Commissioners on behalf of the Board of County Commissioners.

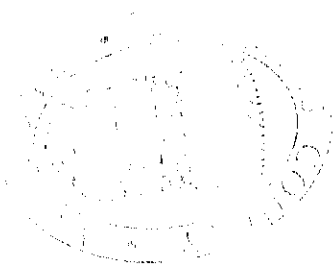
NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The County Deed substantially in the form attached and the Drainage Easement Agreement is a part of the Settlement Agreement that settles the lawsuit filed by Doris M. Parrish (St. Johns County Circuit Court Case # 90-1998-CA)

Section 1. The Chairman of the Board of County Commissioners is authorized to execute the County Deed and the Drainage Easement Agreement on behalf of the Board of County Commissioners.

Section 2. The Clerk is instructed to record the County Deed and Drainage Easement Agreement in the Official Records of St. Johns County, Florida at County's expense.

Passed and adopted this 9 **day of** December **1997**



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

By: Moses A. Floyd
Moses A. Floyd, Chairman

ATTEST: Cheryl Strickland, Clerk
By: Joan Paetle
Deputy Clerk

Market BCC Secty
This Instrument Prepared By:
Patrick F. McCormack
Assistant County Attorney
P. O. Box 1533
4020 Lewis Speedway
St. Augustine, Fl 32085-1533

*Rec-17⁰⁰
Sur-250
Doc-704 Bill Co -*

COUNTY DEED

THIS DEED, made without warranty of title, this 11th day of December 1997 by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095, Grantor, to Dorothy P. Young, Marjorie P. O'Loughlin, Virginia P. Carter, Marie Van Sickle, Grantee. (Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors, and assigns of organizations)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantees, subject to the reservations and restrictions below stated the following described land lying and being in St. Johns County, Florida to-wit:

A tract of land to be used for road right-of-way also known as the "Alternate Roadway" as shown on Exhibit "A" attached hereto and made a part hereof and identified on Exhibit "A" as Exhibit "D" and more fully described on Exhibit "B" attached hereto and made a part hereof. Pursuant to Florida Law Section 125.41(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS COUNTY DEED is subject to the following condition and is expressly made providing that Logging Trucks shall be prohibited from using that portion of the tract of land for right-of way also known as the "Alternate Roadway" from Cypress Lakes Boulevard east 490 feet +/- to a point where the Alternate Roadway intersects with a 40 foot easement as described in Official Records 245 Page 591 referred to as the DeLorenzo Easement upon the premises herein conveyed, such condition to be binding upon and to be observed by the Grantees, its heirs, executors, administrators and assigns, and to run in favor of and be enforceable by any persons who shall hereafter own all or any part of the herein described lands.

RECORDED IN PUBLIC RECORDS ST. JOHNS COUNTY, FL
Clerk# 98001383 O.R. 1289 PG 358 02:26PM 01/12/1998
Recording \$17.00 Surcharge \$2.50 Doc Stamps \$0.70

Parcel Identification Number _____

O.R. 1289 PG 0359

Subject to: Taxes for the year 1987 and subsequent years

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Moses A. Floyd
Moses A. Floyd, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Cheryl Strickland
Deputy Clerk

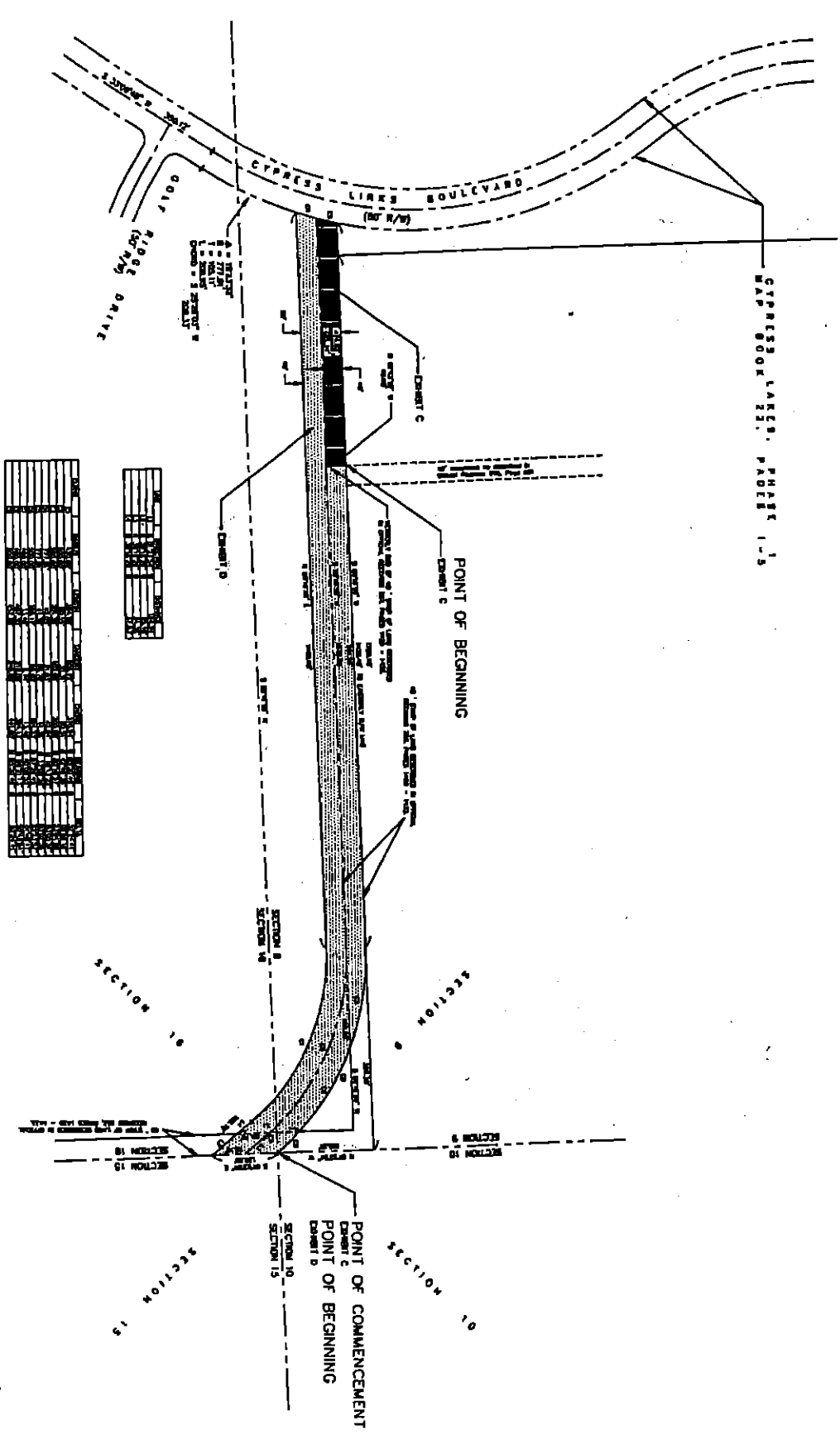
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 11th day of December, 1997, by Moses A. Floyd, Chairman, who is personally known to me or who has produced _____ as identification



Yvonne Carter
MY COMMISSION # CC516022 EXPIRES
February 3, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

Yvonne Carter
Notary Public in and for the
County and State of Florida
Commission expires: February 3, 2000



MAP SHOWING SECTION 8

EXHIBIT "A"

ST. JEROME COUNTY PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
4000 LAFAYETTE AVENUE - P.O. DRAWER 348
ST. JEROME COUNTY, FLORIDA 32086
(904) 828-6668

| | |
|---------------|-------------------------|
| PROJECT NO. | 1288 |
| DATE | 12/15/88 |
| SCALE | 1" = 100' |
| PROJECT TITLE | CYPRESS LAKES BOULEVARD |
| PROJECT NO. | 1288 |
| PROJECT DATE | 12/15/88 |
| PROJECT NO. | 1288 |
| PROJECT DATE | 12/15/88 |

ST. JEROME COUNTY PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
4000 LAFAYETTE AVENUE - P.O. DRAWER 348
ST. JEROME COUNTY, FLORIDA 32086
(904) 828-6668

ST. JEROME COUNTY PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
4000 LAFAYETTE AVENUE - P.O. DRAWER 348
ST. JEROME COUNTY, FLORIDA 32086
(904) 828-6668



ST. JEROME COUNTY PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
4000 LAFAYETTE AVENUE - P.O. DRAWER 348
ST. JEROME COUNTY, FLORIDA 32086
(904) 828-6668

ST. JOHN'S COUNTY, FLORIDA

Board of County Commissioners

PUBLIC WORKS DEPARTMENT
Office of County EngineerP.O. DRAWER 349
SAINT AUGUSTINE, FLORIDA
32085-0349PHONE: (904) 823-2450
FAX: (904) 823-2585

JUNE 7, 1994

EXHIBIT D

A PART OF SECTION 9 AND 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA; THENCE SOUTH 01 DEGREES 23 MINUTES 54 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 130.20 FEET; THENCE NORTH 39 DEGREES 18 MINUTES 29 SECONDS WEST, A DISTANCE OF 102.70 FEET TO THE POINT OF CONVETURE OF A CURVE; THENCE ON SAID CURVE, CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 420 FEET, THROUGH A CENTRAL ANGLE OF 52 DEGREES 24 MINUTES 41 SECONDS, AN ARC DISTANCE OF 384.20 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 65 DEGREES 30 MINUTES 49 SECONDS WEST, AND A CHORD DISTANCE OF 370.94 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 16 MINUTES 50 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF AFOREMENTIONED SECTION 16, A DISTANCE OF 1450.05 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CYPRESS LINKS BOULEVARD AS SHOWN ON THE MAP OF CYPRESS LAKES, PHASE 1, RECORDED IN MAP BOOK 22, PAGES 1 THROUGH 5, OF THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY CYPRESS LINKS BOULEVARD ON A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 777.81 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 05 MINUTES 51 SECONDS, AN ARC DISTANCE OF 42.05 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 16 DEGREES 13 MINUTES 22 SECONDS EAST, AND A CHORD DISTANCE OF 42.04 FEET); THENCE NORTH 88 DEGREES 16 MINUTES 50 SECONDS EAST, DEPARTING FROM SAID CURVE AND PARALLEL WITH THE NORTH LINE OF AFOREMENTIONED SECTION 16, A DISTANCE OF 485.24 FEET TO A POINT ON THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 757, PAGES 1429 THROUGH 1433 OF THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA; THENCE NORTH 01 DEGREES 43 MINUTES 10 SECONDS WEST ALONG THE SAID WESTERLY LINE, A DISTANCE OF 40.00 FEET TO THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 757, PAGES 1429 THROUGH 1433 OF THE SAID PUBLIC RECORDS; THENCE NORTH 88 DEGREES 16 MINUTES 50 SECONDS EAST, ALONG THE SAID NORTHERLY LINE, AND PARALLEL WITH THE NORTH LINE OF AFOREMENTIONED SECTION 16, A DISTANCE OF 951.86 FEET TO THE POINT OF CURVETURE OF A CURVE; THENCE ON SAID CURVE, CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 52 DEGREES 24 MINUTES 41 SECONDS AN ARC DISTANCE OF 457.38 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65 DEGREES 30 MINUTES 49 SECONDS EAST AND A CHORD DISTANCE OF 441.60) TO THE POINT OF BEGINNING. CONTAINING 2.69 ACRES MORE OR LESS.

EXHIBIT "B"

This instrument Prepared By:
John P. Ferguson, Esquire
Cobb Cole & Bell
Post Office Box 2491
150 Magnolia Avenue
Daytona Beach, FL 32115-2491

(23) Rec - 93⁰⁰
Sur - 12⁰⁰
- Bill Co -
In + let - BCC Secty

DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (the "Agreement"), made as of the 11 day of December, 1997 by and between DOROTHY P. YOUNG, individually, and as Personal Representative of the ESTATE OF DORIS MAE PARRISH, and as Trustee of the PARRISH YOUTH HOUSE TRUST, MARJORIE P. O'LOUGHLIN, VIRGINIA P. CARTER, MARIE VAN SICKLE, and FIRST UNITED METHODIST CHURCH OF ST. AUGUSTINE (hereinafter collectively referred to as "Grantor");

and COUNTY OF ST. JOHNS, a Political Subdivision of the State of Florida (hereinafter referred to as the "Grantee").

WITNESSETH:

WHEREAS, Grantor is the holder of a nonexclusive easement for drainage across that certain 60' wide parcel of land located in St. Johns County, Florida, upon which is located an existing drainage ditch running east from the common corner of Sections 9, 10, 15, and 16, Township 8 South, Range 29 East to Interstate Highway 95, which parcel of land is more particularly described on Exhibit A attached hereto (the "Easement Premises");

WHEREAS, Grantee is the owner of certain property located in St. Johns County, Florida which is drained by and through the existing drainage ditch located upon the Easement Premises, more particularly described on Exhibits B and C attached hereto ("Grantee's Property") and as shown on Exhibit D;

WHEREAS, Grantor has agreed to assign to Grantee a non-exclusive easement in favor of Grantee over, across and upon the Easement Premises for the purposes of utilizing and maintaining the existing ditch located thereon in connection with draining and conveying stormwater from Grantee's Property.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby gives, grants, bargains, sells, assigns, transfers and conveys to Grantee, a non-exclusive easement for the discharge, drainage and conveyance of stormwater runoff collected upon the Grantee's Property or any part thereof, over, across and through the existing ditch located on the Easement Premises.

RECORDED IN PUBLIC RECORDS ST. JOHNS COUNTY, FL
Clerk# 98001384 O.R. 1289 PG 362 02:26PM 01/12/1998
Recording \$93.00 Surcharge \$12.00

TO HAVE AND TO HOLD said easement unto Grantee, and Grantee's licensees, invitees, contractors, and employees forever, together with all non-exclusive rights and privileges necessary or convenient for Grantee's full use and enjoyment of the Easement Premises for the above mentioned purposes, including the non-exclusive right, but not the duty, to utilize, maintain and repair the existing drainage ditch located on the Easement Premises. Grantee shall notify Grantor in the manner provided below, at least seven (7) days prior to commencing any maintenance or repair work upon the Easement Premises. Any spoil material removed by Grantee from the existing drainage ditch located upon the Easement Premises shall be properly disposed of by Grantee on lands other than the Easement Premises.

GRANTOR RESERVES to itself, its lessees and assigns, including Georgia Pacific Corporation, the predominant right and privilege to use the Easement Premises for such purposes, or for any other authorized purposes except those which may unreasonably interfere with Grantee's use and enjoyment thereof.

NOTWITHSTANDING any provision hereof to the contrary, Grantee's use and enjoyment of the easements granted hereby are specifically limited to drainage of stormwater collected upon Grantee's Property and upon other lands which may drain through Grantee's Property.

The rates and quantity of stormwaters emitted from Grantee's lands into the easement shall not exceed the peak rates of runoff up to and including the 25 year return frequency storm event, and peak volume of runoff up to and including the 100 year return frequency storm event for such lands preceding the date hereof. Any increase in the peak rate and volume of runoff for those frequency storm events as described above from the Grantee's property and other properties which may drain through the Grantee's Property into the drainage ditch located on the (Easement Premises) shall constitute Grantee's overburden of the easements granted hereby, and Grantee shall be liable to Grantor for any damages to Grantor that result therefrom.

Grantee may not further assign any rights under the easement, in whole or in part, except as an appurtenance to the present lands of Grantee, without the written and duly recorded consent of Grantor.

By this assignment of a nonexclusive right to share in Grantor's easement, Grantor makes no express or implied warranty as to its right, power or authority from the fee simple owner to make such an assignment. Grantee by acceptance of this assignment acknowledges that the rights of Grantor in and to the easement are not a fee simple interest, and that Grantor and Grantor's assigns are under a duty to refrain from overburdening the easement beyond its contemplated scope.

GRANTEE shall be responsible for any damages to Grantor, including attorneys' fees and costs, arising from its use and or maintenance of the Easement Premises, except to the extent such liability, claim or loss results from the negligence or willful act or omission of Grantor or the agents, employees, and authorized contractors of Grantor.

GRANTEE shall be responsible for any damages to Grantor, including attorneys' fees and costs, arising from its use and or maintenance of the Easement Premises, except to the extent such liability, claim or loss results from the negligence or willful act or omission of Grantor or the agents, employees, and authorized contractors of Grantor.

In the event of a default or any other breach of the terms and conditions of this Agreement by any party hereto, the non-defaulting party shall be entitled to enforce such terms and conditions by a proceeding at law or in equity against the defaulting party, either to restrain such violation or recover damages, or both. Failure to enforce the terms and conditions hereof shall not be deemed a waiver of the right to do so thereafter. It is expressly understood and agreed that all costs, including reasonable attorneys' fees, incurred by any moving party in any legal proceeding which results in the enforcement of the terms and conditions hereof shall be paid by the party compelled to comply with such terms or conditions.

ANY NOTICE necessary under this Agreement shall be sent by certified U.S. mail return receipt requested, overnight express delivery, or hand delivery to the following addresses and shall be deemed given upon receipt:

| Grantee: | Grantor: |
|---------------------------------------|---------------------------------|
| St. Johns County | c/o Dorothy P. Young, Personal |
| Board of County Commissioners | Representative of the Estate of |
| St. Johns County Administration Bldg. | Doris Mae Parrish |
| P.O. Drawer 349 | 1 "C" Street |
| St. Augustine, Florida 32085-0349 | St. Augustine, FL 32084 |
| Attn: County Administrator | |

GRANTOR covenants that Grantor has full right and capacity to act in behalf of the Estate of Doris Mae Parrish in this assignment, except as otherwise limited herein and subject to all restrictions, easements, and other matters of record as of the date hereof. Grantor further covenants that Easement Premises is not the "homestead" or "homestead real estate" of Grantor, as such terms are used in Section 4(c), Article X of the Florida Constitution, and neither Grantor nor any member of their respective families reside on the Easement Premises or any lands contiguous therewith, as of the date hereof.

THE EASEMENTS herein made shall be appurtenant to and benefit the Grantee's Property and constitute covenants running with and binding upon the Easement Premises. The covenants, agreements, obligations, rights, and benefits contained herein shall bind and inure to the benefit of the parties named herein and their respective successors and assigns and any reference herein to any of the parties hereto shall be deemed and construed to include the successors and assigns of such party.

IN WITNESS WHEREOF, this Drainage Easement Agreement is executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

"GRANTOR"

LEANDRA G. SLATE
Leandra G. Slate
(Name Printed or Typed)

MARY P. WAGNER
Mary P. Wagner
(Name Printed or Typed)
As to Dorothy P. Young

Ann Dunton
Ann Dunton
(Name Printed or Typed)

MARIANNE BINKHOFF
Marianne Binkhoff
(Name Printed or Typed)
As to Marjorie P. O'Loughlin

Archie Daniels
Archie Daniels
(Name Printed or Typed)

Gloria Freeman
GLORIA FREEMAN
(Name Printed or Typed)
As to Virginia P. Carter

Dorothy P. Young
Dorothy P. Young, individually and as Personal Representative of the Estate of Doris Mae Parrish, and as Trustee of the Parrish Youth House Trust

Address: 1 "C" Street
St. Augustine, Fl. 3208

Marjorie P. O'Loughlin
Marjorie P. O'Loughlin

Address: 1925 State Rd 207
St. Augustine, FL 32086

Virginia P. Carter
Virginia P. Carter

Address: P.O. Box 242
Lowell, FL 32663

Andrea F. Danson
ANDREA F. DANSON
(Name Printed or Typed)

John C Hicks
JOHN C. HICKS
(Name Printed or Typed)
As to Marie Van Sickle

Marie Van Sickle
Marie Van Sickle

Address: 116 Mark David Blvd
Carrollberry, FL 32707

FIRST UNITED METHODIST CHURCH
OF ST. AUGUSTINE

By: S. Dwight McQueen, Pastor

Attest: Barb. Allen
Churchia Trustee

Sandra M. Raulerson
Sandra M. Raulerson
(Name Printed or Typed)

Dorisand M. Bettes
DORISAND M. BETTES
(Name Printed or Typed)
As to S. DWIGHT McQUEEN

Address: 118 King St.
St. Augustine, FL 32084

"GRANTEE"

Lemra Jo Newsome
Lemra Jo Newsome
(Name Printed or Typed)

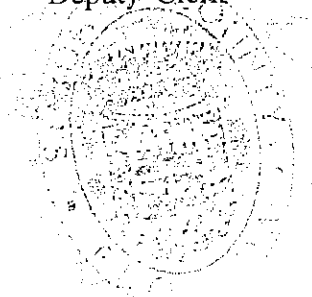
Patricia DeGrande
Patricia DeGrande
(Name Printed or Typed)
As to _____

Board of County Commissioners of
St. Johns County

By: Moses A. Floyd
Moses A. Floyd, Chairman

Attest: Cheryl Strickland, Clerk

By: Debra Parrett
Deputy Clerk



Address: _____

NORTH CAROLINA
STATE OF ~~FLORIDA~~
COUNTY OF McDowell

The foregoing instrument was acknowledged before me this 2nd day of November, 1995, by Dorothy P. Young, individually and as Personal Representative of the Estate of Doris Mae Parrish, and as Trustee of the Parrish Youth House Trust, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

Sign: Leandra S. Palmira
Print: LEANDRA S. PALMIRA

State of Florida At Large

(Seal)

My Commission Expires: 3-18-97

Title/Rank: _____

Commission Number: _____

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 16th day of Nov., 1995, by Marjorie P. O'Loughlin, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

Sign: [Signature]
Print: _____

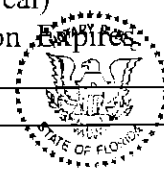
State of Florida At Large

(Seal)

My Commission Expires

Title/Rank: _____

Commission Number: _____

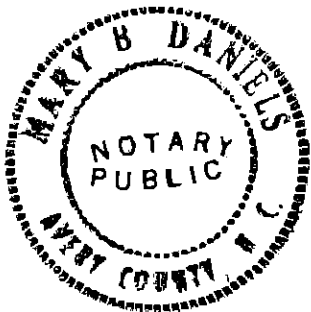


OFFICIAL SEAL
M. A. BRINKHOFF
My Commission Expires
March 27, 1996
Comm. No. CC 184313

STATE OF ~~FLORIDA~~ ^{North Carolina}
COUNTY OF _____

O.R. 1289 PG 0368

The foregoing instrument was acknowledged before me this 13 day of Nov, 1995, by Virginia P. Carter, who is personally known to me or has produced _____ as identification.



NOTARY PUBLIC:

Sign: Mary B. Daniels
Print: MARY B. DANIELS
State of ~~Florida~~ ^{NC} At Large
(Seal)

My Commission Expires: 10-16-2000
Title/Rank: Notary of Public
Commission Number: _____

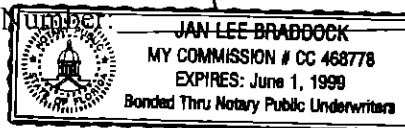
STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 20th day of November, 1995, by Marie Van Sickle, who is personally known to me or has produced (personally known) as identification.

NOTARY PUBLIC:

Sign: Jan Lee Braddock
Print: JAN LEE BRADDOCK
State of Florida At Large
(Seal)

My Commission Expires: 6-1-99
Title/Rank: Notary Public
Commission Number: _____

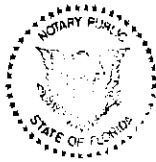


STATE OF FLORIDA
COUNTY OF FLORIDA
ST. JOHN'S COUNTY

O.R. 1289 PG 0369

The foregoing instrument was acknowledged before me this 30th day of November, 1995, by S. DWIGHT McQUEENAS PASTOR of First United Methodist Church of St. Augustine, on behalf of the corporation. He or she is personally known to me or has produced FLORIDA DRIVERS LICENSE as identification.

NOTARY PUBLIC:



OFFICIAL SEAL
SANDRA M. RAULERSON
M. Commission Expires
Jan. 24, 1996
Comm. No. CC 173844

Sign: Sandra M. Raulerson
Print: Sandra M. Raulerson
State of Florida At Large
(Seal)
My Commission Expires:
Title/Rank: NOTARY PUBLIC
Commission Number: 1124196

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 11th day of December, 1997, by Moses A. Floyd as Chairman of Board of County Commissioners of St. Johns County, and Tina Pacetti, as Deputy Clerk, on behalf of County of St. Johns, a Political Subdivision of the State of Florida. They are personally known to me or have produced _____ as identification.

NOTARY PUBLIC:



Yvonne Carter
MY COMMISSION # CC516022 EXPIRES
February 3, 2000
BONDED THRU TROY FAIN INSURANCE, INC.

Sign: Yvonne Carter
Print: Yvonne Carter
State of Florida At Large
(Seal)
My Commission Expires: February
Title/Rank: Notary Public
Commission Number: CC 516022

LEGAL FOR ACCESS TO CLEAN EAST-WEST DITCH IN SECTION 10 TOWNSHIP
8 SOUTH, RANGE 29 EAST.

THAT PART OF A 40 FOOT STRIP OF LAND FOR A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR A ROAD, AND A 20 FOOT STRIP OF LAND FOR A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR A DRAINAGE CANAL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 208, PAGE 501, OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 60 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 29 EAST, LYING WEST OF INTERSTATE HIGHWAY 95.

EXHIBIT

"A"

87 24462

Documentary Tax Pd. \$ 55
Intangible Tax Pd. 0
Carl "Bud" Haskel, Clerk St. Johns
County St. Johns D.C.

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
Upchurch, Bailey and Upchurch, P.A.
501 Atlantic Bank Building
St. Augustine, Florida 32004

WARRANTY DEED

O.R. 756 PG 1104

THIS INSTRUMENT, made this 21 day of August, 1987, Between WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, Grantor, and ST. JOHN'S COUNTY, a political subdivision of the State of Florida, whose post office address is P.O. Box 300, St. Augustine, FL 32084, of the County of St. Johns and State of Florida, Grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO THOSE MATTERS CONTAINED ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

and said Grantor do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered in the presence of:

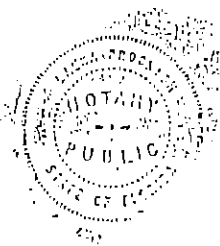
Laura S. [Signature]
Debbie C. [Signature]

William H. Hall
William H. Hall
Calvin H. Hudson
Calvin H. Hudson
Ellen L. Hudson
Ellen L. Hudson

STATE OF FLORIDA
COUNTY OF Dade

I HEREBY CERTIFY that on this day before me personally appeared WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESSE my hand and official seal in the County and State last aforesaid this 21 day of August, 1987.



Laura S. [Signature]
Notary Public, State of Florida
My Commission Expires 12/21/1991

EXHIBIT "B"

Exhibit "A", Page 1

O.R. 756 PG 1105

PARCEL D-2(Golf Course)

That part of Sections 9 and 16, Township 0 South, Range 29 East, St. Johns County, Florida described as follows:

Commencing at the northeast corner of said Section 16; thence South 1 degree 23 minutes 54 seconds East assumed bearing along the east line of said Section 16, a distance of 1249.77 feet; thence South 08 degrees 35 minutes 06 seconds West 35.00 feet to the point of beginning of the land to be described; thence North 55 degrees 38 minutes 40 seconds West, 154.03 feet; thence South 70 degrees 56 minutes 47 seconds West, 171.53 feet to a point on a curve concave to the left having a radius of 3250.10 feet; thence northwesterly along the arc of said curve passing through a central angle of 00 degrees 36 minutes 53 seconds subtended by a chord bearing and distance of North 19 degrees 21 minutes 37 seconds West, an arc length of 35.00 feet; thence North 70 degrees 56 minutes 47 seconds East, 130.00 feet; thence northwesterly along the arc of a curve concave to the left having a radius of 3300.09 feet passing through a central angle of 09 degrees 41 minutes 56 seconds, subtended by a chord bearing and distance of North 24 degrees 27 minutes 37 seconds West, 572.05 feet, an arc length of 573.53 feet to a point of curvature of a curve concave to the left having a radius of 1001.64 feet; thence northwesterly along the arc of said curve passing through a central angle of 11 degrees 25 minutes 22 seconds, subtended by a chord bearing and distance of North 35 degrees 03 minutes 49 seconds West, 215.60 feet, an arc length of 215.94 feet; thence South 49 degrees 13 minutes 00 seconds West, 130 feet; thence northwesterly along the arc of a curve concave to the left having a radius of 951.64 feet, passing through a central angle of 11 degrees 56 minutes 34 seconds, subtended by a chord bearing and distance of North 46 degrees 45 minutes 17 seconds West, 190.00 feet, an arc length of 190.35 feet; thence North 37 degrees 16 minutes 26 seconds East, 127.13 feet; thence North 60 degrees 19 minutes 12 seconds West, 236.00 feet; thence North 35 degrees 31 minutes 50 seconds West, 60.10 feet; thence North 79 degrees 00 minutes 22 seconds West, 319.94 feet; thence South 06 degrees 00 minutes 30 seconds West, 135.00 feet; thence westerly along the arc of a curve concave to the left having a radius of 1000.92 feet, passing through a central angle of 07 degrees 43 minutes 40 seconds, subtended by a chord bearing and distance of North 07 degrees 51 minutes 20 seconds West, 134.9 feet, an arc length of 135.00 feet; thence North 1 degree 43 minutes 10 seconds West, 135.00 feet; thence South 08 degrees 16 minutes 50 seconds West, 290.00 feet; thence North 60 degrees 41 minutes 16 seconds West, 88.60 feet; thence South 21 degrees 07 minutes 43 seconds West, 135.00 feet; thence northwesterly along an arc of a curve concave to the right having a radius of 576.77 feet, passing through a central angle of 09 degrees 16 minutes 14 seconds, subtended by a chord bearing and distance of North 64 degrees 14 minutes 10 seconds West, 93.23 feet, an arc length of 93.23 feet to a point of tangency; thence North 59 degrees 36 minutes 03 seconds West, 40.98 feet to a point of curvature of a curve concave to the right having a radius of 25.00 feet; thence northerly along the arc of said curve passing through a central angle of 92 degrees 45 minutes 50 seconds, subtended by a chord bearing and distance of North 13 degrees 13 minutes 07 seconds West, 36.20 feet, an arc length of 40.48 feet to a point of tangency; thence North 33 degrees 09 minutes 40 seconds East, 45.92 feet to a point of curvature of a curve concave to the left having a radius of 777.01 feet; thence northeasterly along the arc of said curve passing through a central angle of 10 degrees 55 minutes 27 seconds, subtended by a chord bearing and distance of North 23 degrees 42 minutes 05

seconds East, 253.74 feet, an arc length of 253.90 feet; thence North 83 degrees 14 minutes 50 seconds East 829.30 feet; thence South 53 degrees 43 minutes 42 seconds East 873.38 feet; thence South 14 degrees 13 minutes 22 seconds East 732.06 feet; thence South 40 degrees 04 minutes 45 seconds East 124.22 feet, to the intersection with a line that is 35.00 feet West of as measured at right angles to the east line of said Section 15; thence South 1 degree 23 minutes 54 seconds East, parallel with said east line, 171.10 feet to the point of beginning.

Containing 14.17 acres more or less.

PARCEL E:

A PORTION SECTIONS 15 AND 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 01 DEGREES 23 MINUTES 54 SECONDS EAST, 1,049.99 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 06 SECONDS WEST, 35.00 FEET; THENCE NORTH 55 DEGREES 38 MINUTES 40 SECONDS WEST, 154.00 FEET; THENCE SOUTH 70 DEGREES 56 MINUTES 50 SECONDS WEST, 221.53 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS: THENCE CONTINUE SOUTH 70 DEGREES 56 MINUTES 50 SECONDS WEST, 130.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 3,078.10, PASSING THROUGH A CENTRAL ANGLE OF 11 DEGREES 22 MINUTES 24 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 21 MINUTES 59 SECONDS EAST, 610.01 FEET, AN ARC LENGTH OF 611.01 FEET; THENCE SOUTH 53 DEGREES 49 MINUTES 35 SECONDS WEST, 303.78 FEET; THENCE SOUTH 06 DEGREES 41 MINUTES 37 SECONDS EAST, 411.76 FEET; THENCE SOUTH 20 DEGREES 19 MINUTES 23 SECONDS EAST, 105.00 FEET; THENCE SOUTH 46 DEGREES 55 MINUTES 32 SECONDS EAST, 512.23 FEET; THENCE SOUTH 32 DEGREES 27 MINUTES 09 SECONDS EAST, 279.51 FEET; THENCE SOUTH 22 DEGREES 52 MINUTES 42 SECONDS EAST, 188.22 FEET; THENCE SOUTH 05 DEGREES 53 MINUTES 15 SECONDS EAST, 379.20 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 1,466.39 FEET, PASSING THROUGH A CENTRAL ANGLE OF 06 DEGREES 12 MINUTES 15 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 54 MINUTES 51 SECONDS WEST, 150.71 FEET, AN ARC LENGTH OF 158.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 383.59 FEET, PASSING THROUGH A CENTRAL ANGLE OF 17 DEGREES 43 MINUTES 09 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 57 MINUTES 08 SECONDS WEST, 118.16 FEET, AN ARC LENGTH OF 118.63 FEET; THENCE NORTH 23 DEGREES 54 MINUTES 26 SECONDS EAST, 94.04 FEET; THENCE NORTH 33 DEGREES 36 MINUTES 57 SECONDS WEST, 440.60 FEET; THENCE NORTH 53 DEGREES 29 MINUTES 24 SECONDS WEST, 155.72 FEET; THENCE SOUTH 74 DEGREES 39 MINUTES 01 SECONDS WEST, 273.72 FEET; THENCE

SOUTH 15 DEGREES 00 MINUTES 00 SECONDS EAST, 590.00 FEET; THENCE NORTH 77 DEGREES 43 MINUTES 59 SECONDS EAST, 375.11 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 433.59 FEET, PASSING THROUGH A CENTRAL ANGLE OF 25 DEGREES 58 MINUTES 20 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 49 MINUTES 33 SECONDS EAST, 194.07 FEET, AN ARC LENGTH OF 196.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING RADIUS OF 1,516.39; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 06 DEGREES 23 MINUTES 55 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 00 MINUTES 41 SECONDS EAST, 169.26 FEET, AN ARC LENGTH OF 169.35 FEET; THENCE SOUTH 05 DEGREES 53 MINUTES 15 SECONDS EAST, 220.00 FEET; THENCE NORTH 04 DEGREES 06 MINUTES 45 SECONDS EAST, 125.00 FEET; THENCE SOUTH 05 DEGREES 53 MINUTES 15 SECONDS EAST, 200.00 FEET; THENCE SOUTH 04 DEGREES 06 MINUTES 45 SECONDS WEST, 125.00 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 18 SECONDS EAST, 264.47 FEET; THENCE SOUTH 20 DEGREES 16 MINUTES 11 SECONDS WEST, 100.75 FEET; THENCE SOUTH 60 DEGREES 20 MINUTES 20 SECONDS EAST, 125.00 FEET; THENCE SOUTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 686.89 FEET, PASSING THROUGH A CENTRAL ANGLE OF 16 DEGREES 18 MINUTES 12 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 40 MINUTES 33 SECONDS WEST, 194.8 FEET, AN ARC LENGTH OF 195.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 800.47 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 19 DEGREES 09 MINUTES 00 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 24 MINUTES 19 SECONDS WEST, 292.95 FEET, AN ARC LENGTH OF 294.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 92 DEGREES 55 MINUTES 55 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 33 MINUTES 07 SECONDS WEST, 36.25 FEET, AN ARC LENGTH OF 40.55 FEET TO A POINT OF TANGENCY; THENCE NORTH 22 DEGREES 05 MINUTES 11 SECONDS WEST, 249.43 FEET; THENCE NORTH 70 DEGREES 13 MINUTES 04 SECONDS EAST, 110.00 FEET; THENCE NORTH 05 DEGREES 57 MINUTES 03 SECONDS WEST, 333.77 FEET;

THENCE NORTH 61 DEGREES 57 MINUTES 00 SECONDS WEST, 169.05 FEET; THENCE SOUTH 70 DEGREES 16 MINUTES 47 SECONDS WEST, 256.04 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 44 SECONDS EAST, 360.98 FEET; THENCE SOUTH 20 DEGREES 18 MINUTES 29 SECONDS EAST, 340.02 FEET; THENCE SOUTH 06 DEGREES 25 MINUTES 11 SECONDS WEST, 181.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 1,133.07 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 56 DEGREES 50 MINUTES 16 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 05 MINUTES 41 SECONDS WEST, 1,001.58 FEET, AN ARC LENGTH OF 1,127.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 3,658.02; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 19 DEGREES 00 MINUTES 15 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 06 MINUTES 24 SECONDS WEST, 1,208.02 FEET, AN ARC LENGTH OF 1,213.58 FEET TO A POINT CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 90 DEGREES, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20 DEGREES 10 MINUTES 41 SECONDS EAST, 35.36 FEET, AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 73 DEGREES 10 MINUTES 42 SECONDS EAST, 34.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 3,590.01 FEET, PASSING THROUGH CENTRAL ANGLE OF 13 DEGREES 22 MINUTES 08 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 54 MINUTES 15 SECONDS EAST, 037.01 FEET, AN ARC LENGTH OF 039.72 FEET; THENCE NORTH 03 DEGREES 57 MINUTES 55 SECONDS EAST, 167.42 FEET; THENCE NORTH 53 DEGREES 19 MINUTES 20 SECONDS EAST, 172.70 FEET; THENCE NORTH 14 DEGREES 33 MINUTES 58 SECONDS WEST, 165.00 FEET; THENCE NORTH 37 DEGREES 49 MINUTES 58 SECONDS WEST, 200.00 FEET; THENCE

NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 3,260.81 FEET, PASSING THROUGH A CENTRAL ANGLE OF 00 DEGREES 24 MINUTES 00 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 01 MINUTES 19 SECONDS WEST, 478.81 FEET, AN ARC LENGTH OF 479.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 6,896.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 03 DEGREES 17 MINUTES 51 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 10 MINUTES 23 SECONDS WEST, 396.80 FEET, AN ARC LENGTH OF 396.93 FEET; THENCE NORTH 03 DEGREES 09 MINUTES 14 SECONDS WEST, 300.00 FEET; THENCE NORTH 70 DEGREES 36 MINUTES 49 SECONDS WEST, 197.00 FEET; THENCE SOUTH 61 DEGREES 20 MINUTES 47 SECONDS WEST, 217.19 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 7,226.66 FEET, PASSING THROUGH A CENTRAL ANGLE OF 05 DEGREES 50 MINUTES 33 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 42 MINUTES 00 SECONDS EAST, 736.62 FEET, AN ARC LENGTH OF 736.94 FEET; THENCE SOUTH 73 DEGREES 10 MINUTES 42 SECONDS WEST, 34.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 90 DEGREES 23 MINUTES 40 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 37 MINUTES 28 SECONDS WEST, 35.40 FEET, AN ARC LENGTH OF 39.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 7,206.66 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 07 DEGREES 43 MINUTES 20 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 33 MINUTES 54 SECONDS WEST, 981.63 FEET, AN ARC LENGTH OF 982.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 93 DEGREES 07 MINUTES 37 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 51 MINUTES 39 SECONDS EAST, 36.31 FEET, AN ARC LENGTH OF 40.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 84 DEGREES 25 MINUTES 28 SECONDS EAST, 72.63 FEET; THENCE SOUTH 05 DEGREES 34 MINUTES 32 SECONDS EAST, 140.01 FEET; THENCE NORTH 84 DEGREES 25 MINUTES 28 SECONDS EAST, 406.11 FEET; THENCE NORTH 58 DEGREES 04 MINUTES 54 SECONDS EAST, 127.77 FEET; THENCE NORTH 18 DEGREES 20 MINUTES 53 SECONDS EAST, 570.04 FEET; THENCE NORTH 40 DEGREES 22 MINUTES 39 SECONDS WEST, 238.17 FEET; THENCE NORTH 74 DEGREES 55 MINUTES 01 SECONDS WEST, 495.20 FEET; THENCE SOUTH 34 DEGREES 03 MINUTES 20 SECONDS WEST, 239.00 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, 587.19 FEET; THENCE SOUTH 84 DEGREES 25 MINUTES 28 SECONDS WEST, 43.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 87 DEGREES 42 MINUTES 50 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51 DEGREES 43 MINUTES 06 SECONDS WEST, 34.64 FEET, AN ARC LENGTH OF 38.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 6,405.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 11 DEGREES 28 MINUTES 59 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 07 MINUTES 12 SECONDS WEST, 1,201.54 FEET, AN ARC LENGTH OF 1,203.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 1,775.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 29 DEGREES 32 MINUTES 30 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 23 MINUTES 33 SECONDS EAST, 905.09 FEET, AN ARC LENGTH OF 915.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 33 DEGREES 09 MINUTES 48 SECONDS EAST, 203.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 87 DEGREES 14 MINUTES 09 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 46 MINUTES 53 SECONDS EAST, 34.49 FEET, AN ARC LENGTH OF 38.06 FEET TO A POINT OF

TANGENCY: THENCE SOUTH 59 DEGREES 36 MINUTES 02 SECONDS EAST, 45.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 626.77 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 09 DEGREES 16 MINUTES 14 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 14 MINUTES 10 SECONDS EAST, 101.30 FEET, AN ARC LENGTH OF 101.41 FEET; THENCE SOUTH 21 DEGREES 07 MINUTES 43 SECONDS WEST, 145.00 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 27 SECONDS WEST, 239.09 FEET; THENCE SOUTH 14 DEGREES 55 MINUTES 12 SECONDS EAST, 103.12 FEET; THENCE SOUTH 32 DEGREES 24 MINUTES 59 SECONDS WEST, 342.96 FEET; THENCE SOUTH 13 DEGREES 57 MINUTES 31 SECONDS WEST, 352.49 FEET; THENCE SOUTH 36 DEGREES 28 MINUTES 24 SECONDS EAST, 165.00 FEET; THENCE SOUTH 79 DEGREES 56 MINUTES 26 SECONDS EAST, 632.40 FEET; THENCE NORTH 55 DEGREES 12 MINUTES 47 SECONDS EAST, 330.03 FEET; THENCE NORTH 55 DEGREES 24 MINUTES 09 SECONDS EAST, 466.92 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 10 SECONDS WEST 145.00 FEET; THENCE NORTH 30 DEGREES 14 MINUTES 54 SECONDS WEST, 160.00 FEET; THENCE NORTH 13 DEGREES 14 MINUTES 43 SECONDS WEST, 260.25 FEET; THENCE NORTH 30 DEGREES 10 MINUTES 11 SECONDS EAST, 150.37 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 901.64 FEET, PASSING THROUGH A CENTRAL ANGLE OF 11 DEGREES 26 MINUTES 10 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 06 MINUTES 40 SECONDS EAST, 179.70 FEET, AN ARC LENGTH OF 180.00 FEET; THENCE SOUTH 33 DEGREES 14 MINUTES 21 SECONDS WEST, 129.96 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 3,070.10 FEET, PASSING THROUGH A CENTRAL ANGLE OF 11 DEGREES 44 MINUTES 31 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25 DEGREES 34 MINUTES 32 SECONDS EAST, 629.72 FEET, AN ARC LENGTH OF 630.82 FEET; THENCE NORTH 70 DEGREES 56 MINUTES 49 SECONDS EAST, 130.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 3,200.10 FEET, PASSING THROUGH A CENTRAL ANGLE OF 00 DEGREES 37 MINUTES 30 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 21 MINUTES 55 SECONDS EAST, 35.00 FEET, AN ARC LENGTH OF 35.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 146.19 ACRES MORE OR LESS.

PARCEL F:

A PORTION OF SECTIONS 15, 16, 21, AND 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 01 DEGREES 23 MINUTES 54 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID SECTION 16, 2,616.61 FEET; THENCE NORTH 09 DEGREES 12 MINUTES 59 SECONDS EAST, 341.04 FEET; THENCE SOUTH 05 DEGREES 53 MINUTES 15 SECONDS EAST, 1,973.97 FEET; THENCE SOUTH 44 DEGREES 29 MINUTES 59 SECONDS WEST, 416.24 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS: THENCE SOUTH 59 DEGREES 14 MINUTES 27 SECONDS EAST, 160.67 FEET; THENCE SOUTH 03 DEGREES 47 MINUTES 39 SECONDS EAST, 345.19 FEET; THENCE SOUTH 15 DEGREES 30 MINUTES 51 SECONDS EAST, 210.97 FEET; THENCE NORTH 74 DEGREES 21 MINUTES 09 SECONDS EAST, 135.00 FEET; THENCE SOUTH 15 DEGREES 30 MINUTES 51 SECONDS EAST, 290.00 FEET; THENCE SOUTH 74 DEGREES 21 MINUTES 09 SECONDS WEST, 135.00 FEET; THENCE SOUTH 15 DEGREES 30 MINUTES 51 SECONDS EAST, 417.54 FEET; THENCE SOUTH 41 DEGREES 49 MINUTES 39 SECONDS WEST, 409.10 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, 290.22 FEET; THENCE SOUTH 52 DEGREES 00 MINUTES 20 SECONDS EAST, 202.41 FEET; THENCE SOUTH 09 DEGREES 09 MINUTES 33 SECONDS EAST, 130.36 FEET; THENCE NORTH 67 DEGREES 13 MINUTES 39 SECONDS EAST, 201.56 FEET; THENCE SOUTH 23 DEGREES 10 MINUTES 07 SECONDS EAST, 200.00 FEET; THENCE SOUTH 77 DEGREES 40 MINUTES 17 SECONDS WEST, 207.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 371.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 41 DEGREES 52 MINUTES 46 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH

52 DEGREES 51 MINUTES 54 SECONDS WEST, 225.23 FEET, AN ARC LENGTH OF 271.22 FEET; THENCE NORTH 54 DEGREES 04 MINUTES 39 SECONDS WEST, 140.03 FEET; THENCE SOUTH 24 DEGREES 47 MINUTES 55 SECONDS WEST, 400.78 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 41 SECONDS WEST, 183.58 FEET; THENCE SOUTH 11 DEGREES 08 MINUTES 01 SECONDS EAST, 110.07 FEET; THENCE SOUTH 31 DEGREES 52 MINUTES 01 SECONDS EAST, 150.99 FEET; THENCE NORTH 77 DEGREES 27 MINUTES 31 SECONDS EAST, 175.09 FEET; THENCE NORTH 41 DEGREES 28 MINUTES 50 SECONDS EAST, 289.93 FEET; THENCE NORTH 12 DEGREES 40 MINUTES 29 SECONDS EAST, 320.36 FEET; THENCE NORTH 50 DEGREES 19 MINUTES 23 SECONDS WEST, 108.18 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 321.06 FEET, PASSING THROUGH A CENTRAL ANGLE OF 37 DEGREES 53 MINUTES 39 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53 DEGREES 48 MINUTES 57 SECONDS EAST, 209.94 FEET, AN ARC LENGTH OF 212.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 48 MINUTES 17 SECONDS EAST, 205.04 FEET; THENCE SOUTH 09 DEGREES 10 MINUTES 37 SECONDS EAST, 103.40 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 45 SECONDS WEST, 330.00 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 48 SECONDS WEST, 137.17 FEET; THENCE SOUTH 26 DEGREES 28 MINUTES 21 SECONDS WEST, 147.88 FEET; THENCE SOUTH 38 DEGREES 07 MINUTES 59 SECONDS WEST, 370.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 1,001.34 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 18 DEGREES 21 MINUTES 00 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES 57 MINUTES 30 SECONDS WEST, 319.30 FEET, AN ARC LENGTH OF 320.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 389.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 58 DEGREES 02 MINUTES 02 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38 DEGREES 48 MINUTES 01 SECONDS WEST, 378.17 FEET, AN ARC LENGTH OF 394.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 10,351.08 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 04 DEGREES 41 MINUTES 46 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES 50 MINUTES 05 SECONDS WEST, 372.75 FEET, AN ARC LENGTH OF 672.99 FEET; THENCE SOUTH 40 DEGREES 26 MINUTES 41 SECONDS WEST, 153.04 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 59 DEGREES 41 MINUTES 36 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31 DEGREES 43 MINUTES 27 SECONDS WEST, 233.75 FEET, AN ARC LENGTH OF 281.30 FEET; THENCE NORTH 85 DEGREES 04 MINUTES 52 SECONDS EAST, 150.00 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 12 SECONDS EAST, 197.03 FEET; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 604.59 FEET, PASSING THROUGH A CENTRAL ANGLE OF 13 DEGREES 15 MINUTES 45 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 08 MINUTES 14 SECONDS EAST, 185.83 FEET, AN ARC LENGTH OF 183.24 FEET; THENCE SOUTH 15 DEGREES 29 MINUTES 39 SECONDS EAST, 120.00 FEET; THENCE NORTH 74 DEGREES 30 MINUTES 21 SECONDS EAST, 640.00 FEET; THENCE NORTH 41 DEGREES 08 MINUTES 27 SECONDS EAST, 112.82 FEET; THENCE NORTH 17 DEGREES 53 MINUTES 44 SECONDS WEST, 135.27 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 18 SECONDS WEST, 117.27 FEET; THENCE SOUTH 74 DEGREES 30 MINUTES 21 SECONDS WEST, 635.00 FEET; THENCE SOUTH 15 DEGREES 29 MINUTES 39 SECONDS EAST, 129.04 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 754.59 FEET, PASSING THROUGH A CENTRAL ANGLE OF 09 DEGREES 50 MINUTES 12 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 18 MINUTES 39 SECONDS WEST, 129.39 FEET, AN ARC LENGTH OF 129.55 FEET; THENCE NORTH 02 DEGREES 37 MINUTES 53 SECONDS WEST, 126.65 FEET; THENCE NORTH 09 DEGREES 58 MINUTES 17 SECONDS WEST, 394.83 FEET; THENCE NORTH 30 DEGREES 30 MINUTES 15 SECONDS EAST, 144.62 FEET; THENCE NORTH 49 DEGREES 04 MINUTES 14 SECONDS EAST, 498.16 FEET; THENCE NORTH 32 DEGREES 31 MINUTES 07 SECONDS EAST, 134.54 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 47 SECONDS EAST, 438.21 FEET; THENCE NORTH 48 DEGREES 46 MINUTES 09 SECONDS

WEST, 191.38 FEET; THENCE SOUTH 74 DEGREES 30 MINUTES 21 SECONDS WEST, 395.00 FEET; THENCE NORTH 15 DEGREES 29 MINUTES 39 SECONDS WEST, 360.00 FEET; THENCE SOUTH 74 DEGREES 30 MINUTES 21 SECONDS WEST, 125.00 FEET; THENCE NORTH 15 DEGREES 29 MINUTES 39 SECONDS WEST, 300.00 FEET; THENCE NORTH 74 DEGREES 30 MINUTES 21 SECONDS EAST, 125.00 FEET; THENCE NORTH 15 DEGREES 29 MINUTES 39 SECONDS WEST, 513.00 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 04 SECONDS WEST, 175.82 FEET; THENCE NORTH 81 DEGREES 59 MINUTES 06 SECONDS WEST, 132.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 551.24 FEET, PASSING THROUGH A CENTRAL ANGLE OF 30 DEGREES 03 MINUTES 25 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 25 MINUTES 23 SECONDS, EAST, 282.08 FEET, AN ARC LENGTH OF 299.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF

25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 101 DEGREES 50 MINUTES 57 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 22 MINUTES 34 SECONDS EAST, 33.32 FEET, AN ARC LENGTH OF 44.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 1,147.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 53 DEGREES 52 MINUTES 52 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 33 MINUTES 23 SECONDS EAST, 1,040.13 FEET, AN ARC LENGTH OF 1,079.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 82 DEGREES 25 MINUTES 11 SECONDS EAST, 232.51 FEET; THENCE SOUTH 03 DEGREES 55 MINUTES 07 SECONDS EAST, 1,105.44 FEET; THENCE SOUTH 79 DEGREES 04 MINUTES 57 SECONDS EAST, 268.33 FEET; THENCE NORTH 44 DEGREES 34 MINUTES 27 SECONDS EAST, 201.53 FEET; THENCE NORTH 10 DEGREES 55 MINUTES 03 SECONDS EAST, 100.22 FEET; THENCE NORTH 07 DEGREES 44 MINUTES 25 SECONDS WEST, 908.64 FEET; THENCE NORTH 17 DEGREES 34 MINUTES 00 SECONDS WEST, 143.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 930.47 FEET, PASSING THROUGH A CENTRAL ANGLE OF 12 DEGREES 32 MINUTES 57 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52 DEGREES 03 MINUTES 13 SECONDS EAST, 203.37 FEET, AN ARC LENGTH OF 203.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 732.37 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 15 DEGREES 04 MINUTES 12 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 17 MINUTES 38 SECONDS EAST, 172.28 FEET, AN ARC LENGTH OF 173.32 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 110.24 ACRES MORE OR LESS.

PARCEL G:

A portion of Section 16, Township 0 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

As a point of reference commence at the northeast corner of said Section 16; thence South 80 degrees 16 minutes 50 seconds West, along the northerly line of said Section 16, 2,618.37 feet; thence South 01 degrees 20 minutes 21 seconds East, 2,475.00 feet to the point of beginning of the following described lands: thence North 08 degrees 39 minutes 39 seconds East, 110.05 feet; thence southerly along the arc of a curve concave to the left having a radius of 6,485.00 feet, passing through a central angle of 00 degrees 37 minutes 16 seconds, subtended by a chord bearing and distance of South 07 degrees 58 minutes 22 seconds East, 70.31 feet, an arc length of 70.31 feet to a point of curvature of a curve concave to the left having a radius of 7,366.66 feet; thence southerly along the arc of said curve passing through a central angle of 08 degrees 32 minutes 10 seconds, subtended by a chord bearing and distance of South 12 degrees 33 minutes 09 seconds East 1,096.78 feet, an arc length of 1,097.80 feet to a point of curvature of a

curve concave to the left having a radius of 3,738.01 feet; thence southeasterly along the arc of said curve, passing through a central angle of 19 degrees 05 minutes 10 seconds, subtended by a chord bearing and distance of South 26 degrees 21 minutes 57 seconds East, 1,239.85 feet, an arc length of 1,245.60 feet to a point of curvature of a curve concave to the right having a radius of 25.00 feet; thence southerly along the arc of said curve, passing through a central angle of 76 degrees 47 minutes 03 seconds, subtended by a chord bearing and distance of South 02 degrees 28 minutes 55 seconds West, 31.05 feet, an arc length of 33.50 feet to a point of curvature of a curve concave to the left having a radius of 608.02 feet; thence southwesterly along the arc of said curve, passing through a central angle of 34 degrees 50 minutes 40 seconds, subtended by a chord bearing and distance of South 23 degrees 23 minutes 03 seconds West, 365.47 feet, an arc length of 371.21 feet; thence North 04 degrees 06 minutes 20 seconds West, 177.45 feet; thence South 03 degrees 23 minutes 37 seconds East, 107.24 feet; thence South 00 degrees 21 minutes 01 seconds West, along the southerly line of said section 16, 531.72 feet; thence North 01 degrees 20 minutes 21 seconds West, 2,799.73 feet to the point of beginning. Said parcel contains 20.07 acres more or less.

Exhibit "B"

D. R. 756 FG 1113

1. A right of first refusal hereby reserved by Grantor in favor of the Grantor and/or Homeowners' Association Formed by the Grantor to manage the properties within the Cypress Lakes Planned Unit Development, (formerly known as Global Shelter POD) to purchase the real property conveyed herein upon the same terms and conditions as those contained in any bona fide offer to purchase same received by the Grantee from a third party. A "bona fide offer" is defined as a written offer to purchase executed by a prospective purchaser, accompanied by a deposit of cash or certified funds in an amount of at least ten percent (10%) of the purchase price.

2. A right of first refusal hereby reserved by Grantor in favor of the owners of residential units within the Cypress Lakes Planned Unit Development, for a period of ten (10) years following initial commencement of operation of the golf course, to purchase up to 50% of the total golf course memberships, for their own use only, in the event the real property conveyed herein is conveyed by the Grantee to a third party and used as a golf course.

3. Grantee and Grantor agree to timely adjust the boundaries of the property conveyed herein as golf course land by corrective warranty deed to conform to the final golf course design. In that event the Grantor shall provide Grantee with satisfactory evidence of title pertaining to the adjusted boundary.

4. A right of reverter hereby reserved by the Grantor, whereby if the Grantee, after diligently pursuing construction of the golf course to be constructed on the property conveyed herein, has not substantially completed same by December 31, 1988, and has not made provision to complete same within a reasonable time thereafter, title to all golf course lands conveyed to Grantee by Grantor pursuant to this Warranty Deed shall revert to Grantor or their assigns upon delivery to Grantee, within sixty (60) days of such date, of written notice of Grantor's intent to exercise the reverter and upon payment to Grantee of Restitution as hereinafter defined. Upon reversion of title to Grantor or their assigns as provided herein, all liability of Grantee and Grantor under that certain Agreement executed by the parties dated as of December 16, 1986, pertaining to the golf course and under this warranty deed shall terminate and neither Grantor nor Grantee shall have any rights or causes of action against the other by reason thereof.

"Restitution" shall mean: Payment to Grantee of a sum equal to the total of all direct costs incurred by Grantee in improving the said golf course lands as contemplated by the terms of the above referenced Agreement, as represented by paid invoices and bills for labor, services, equipment and materials furnished in improving the lands as contemplated by the terms of the above referenced Agreement, including expenses incurred in designing, constructing and surveying the golf course and in obtaining all necessary permits from the Department of Environmental Regulation and St. Johns River Water Management District in connection with designing the golf course and designing and engineering the golf course drainage system. Indirect costs paid by the Grantee in order to obtain financing, feasibility studies, and the like, including all expenses, excepting design costs, incurred by the Grantee prior to December 16, 1986, shall not be considered direct costs for the purposes of this paragraph.

In the event restitution is paid pursuant to the terms hereof, Grantee shall assign and deliver to Grantor, within fifteen (15) days following payment of restitution, all surveys, architectural reports and drawings and engineering drawings and permits concerning the golf course lands, without requiring Grantor to pay additional compensation to Grantee or any of its agents or employees.

O. R. 756 PG 1114

Grantor shall pay the sums due the Grantee as restitution, in cash, within sixty (60) days following delivery by the Grantee of written evidence of all direct costs incurred in improving said golf course lands as contemplated by the above paragraphs.

Upon timely notice and payment of restitution in accordance with the above paragraph, the Grantee shall furnish the Grantor or their assigns with a written receipt, in recordable form, acknowledging timely receipt of the notice and the restitution provided for herein.

Grantee, by its acceptance of this Warranty Deed, does hereby agree to the terms and provisions of this Exhibit "B".

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

1987 SEP -9 AM 9:12

Carl "Bud" Nishel
CLERK OF CIRCUIT COURT

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
Upchurch, Bailey and Upchurch, P.A.
501 Atlantic Bank Building
St. Augustine, Florida 32084

87 25593

CORRECTIVE WARRANTY DEED

THIS INDENTURE, Made this 14 day of September, 1987, Between WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, Grantors, and ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose post office address is P.O. Box 300, St. Augustine, Fla. 32084, of the County of St. Johns and State of Florida, Grantee.

WITNESSETH, That said Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, to-wit:

SBE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS CORRECTIVE WARRANTY DEED IS BEING EXECUTED AND RECORDED IN ORDER TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION OF PARCEL D-1 CONTAINED ON EXHIBIT "A" ATTACHED TO AND MADE A PART OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 756, PAGES 1098 THROUGH 1099, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered in the presence of:

John D. Bailey, Jr.
Carl "Bud" Markel

William H. Hall
William H. Hall
Calvin H. Hudson
Calvin H. Hudson
Ellen L. Hudson
Ellen L. Hudson

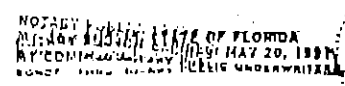
STATE OF FLORIDA
COUNTY OF DUKES

I HEREBY CERTIFY that on this day before me personally appeared WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of September, 1987.

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

Laura Preskil
Notary Public, State of Florida
My Commission Expires: _____



NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 20, 1991

EXHIBIT "C"

Exhibit "A"

PARCEL D-1 (Utility)

That part of Sections 9 and 16, Township 8 South, Range 29 East,
St. Johns County, Florida described as follows:

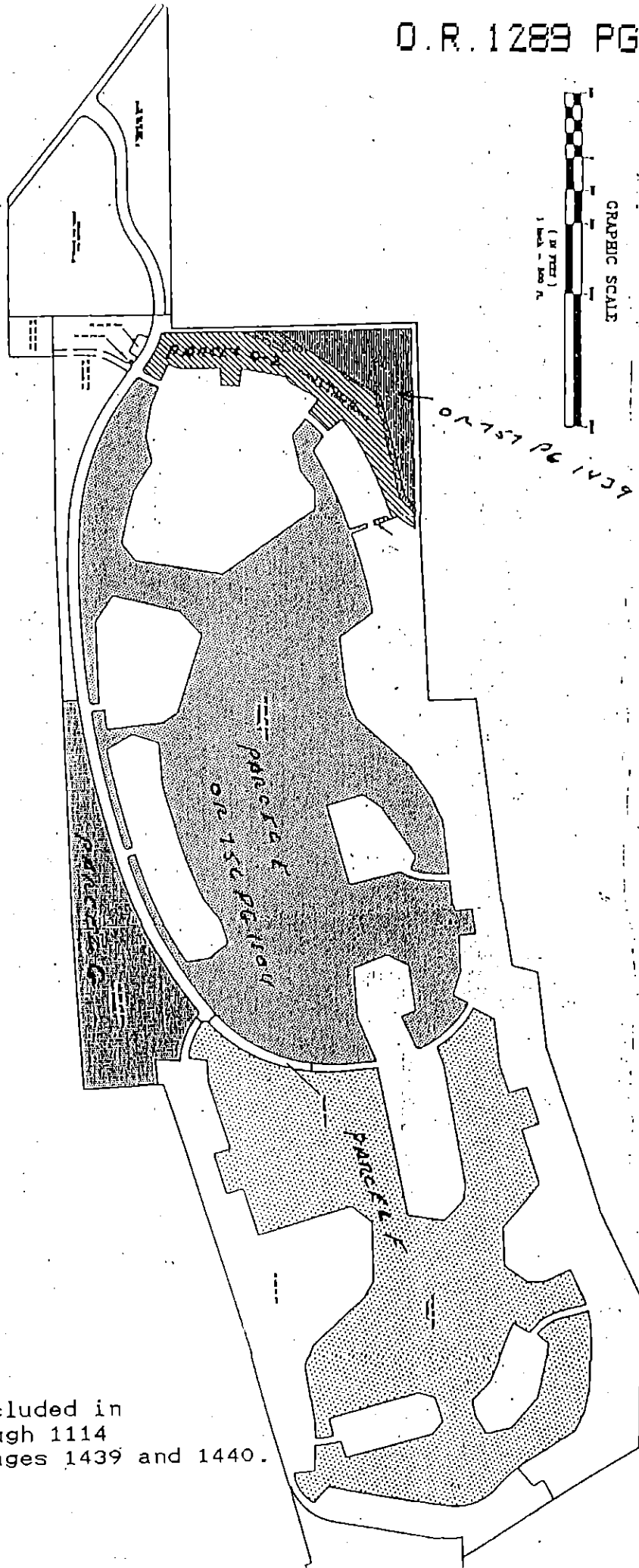
Beginning at the northeast corner of said Section 16; thence
South 1 degree 23 minutes 54 seconds East assumed bearing along
the east line of said Section 16, a distance of 1222.60 feet;
thence North 40 degrees 04 minutes 45 seconds West 182.23 feet;
thence North 14 degrees 13 minutes 22 seconds West 732.06 feet;
thence North 52 degrees 00 minutes 00 seconds West 590.00 feet;
thence South 88 degrees 16 minutes 50 seconds West 200.00 feet;
thence North 63 degrees 06 minutes 37 seconds West 382.13 feet;
thence North 88 degrees 16 minutes 50 seconds East 1268.82 feet
to the intersection with the east line of said Section 9; thence
South 1 degree 23 minutes 54 seconds East, along said east line
of Section 9, a distance of 195.01 feet to the point of beginn-
ing. Except therefrom the North and East 40.00 feet thereof.

Containing 10.00 acres more or less.

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

1997 SEP 18 PM 12:10

Paul "Bud" Munkel
CLERK OF CIRCUIT COURT



Parcel E,F,G and D-2 included in
OR 756, Pages 1104 through 1114
10 Acre parcel OR 157 Pages 1439 and 1440.

EXHIBIT "D"