

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS, TEMPORARY CONSTRUCTION EASEMENTS, RECIPROCAL GRANT OF EASEMENT AND CONSERVATION EASEMENT AND APPROVING 3RD AMENDMENT TO EXTEND THE CLOSING DATE OF THE PURCHASE AND SALE AGREEMENT FOR ACQUISITION OF PROPERTY FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT.

RECITALS

WHEREAS, several owners in the West Augustine area have executed and presented to the County easements attached hereto as Exhibits "A" through "T" incorporated by reference and made a part hereof; and

WHEREAS, these easements are needed for the construction of this project which includes installing pipes, digging ditches, building retention ponds and outfalls that will provide a storm water drainage system to help with the drainage in West Augustine; and

WHEREAS, the County entered into a Purchase and Sale Agreement with Robert Lee Adams, seller of the property, to improve the drainage in West Augustine as part of property needed for the CDBG, which passed in Resolution No. 2002-65, attached hereto as Exhibit "U", incorporated by reference and made of part hereof; and

WHEREAS, while performing the due diligence as described in Section #2 of the Purchase and Sale Agreement there are title problems that still need to be resolved before the County can purchase the property; and

WHEREAS, the seller has executed the 3rd Amendment to the Purchase and Sale agreement for another 120 days from the date of this amendment, attached hereto as Exhibit "V", incorporated by reference and made a part hereof.

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

Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The County Administrator is authorized to execute the Reciprocal Grant of Easement and the 3rd Amendment for the Purchase and Sale Agreement.

Section 3. The Clerk is instructed to record the original Easements in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18th day of February, 2003.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk
By: Patricia A. Grande
Deputy Clerk

RENDITION DATE 02-18-03



EXHIBIT "A" TO RESOLUTION

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 10 day of June, 2002, between House of God Saints in Christ, Inc., A Florida Non-Profit Corporation whose address is c/o Moore, Lorenzo Bishop, 5663 International Dr., Jacksonville FL 32219 hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and perpetual easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and/or repair either above or below the surface of the ground, drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

Property lying in Colee Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

For a Point of Reference Commence at the Southwest corner of Lot 5 Block 2 Colee Subdivision as recorded in Map Book 4, Pages 42-43 of the Public Records of St. Johns County, Florida; thence North 05 degrees 35 minutes 00 seconds West, along the Westerly line of said lot, a distance of 47.50 feet to the point of beginning this description; thence North 05 degrees 35 minutes 00 seconds West continuing along said right of way line, a distance of 15.00 feet; thence North 84 degrees 25 minutes 00 seconds East departing said right of way line, a distance of 5.00 feet; thence South 05 degrees 35 minutes 00 seconds East, a distance of 15.00 feet; thence South 84 degrees 25 minutes 00 seconds West, a distance of 5.00 feet to said Westerly line of said lot and the point of beginning.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under, or in said lands, together also with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

IN WITNESS WHEREOF, Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

NATHANIEL JACKSON
Print Name: _____

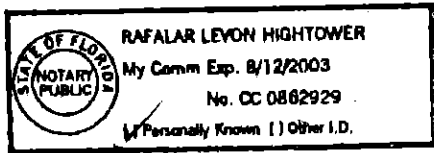
RAFALAR HIGHTOWER
Print Name: _____

GRANTOR:
House of God, Saints in Christ, Inc.

By: Lorenzo Moore

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 10 day of June,
2002, by Lorenzo Moore who is personally known to me or has produced
_____ as identification.



Rafalar Hightower
Notary Public
My Commission expires: 8/12/03

MAP SHOWING SKETCH AND DESCRIPTION OF:

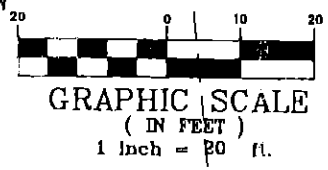
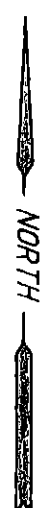
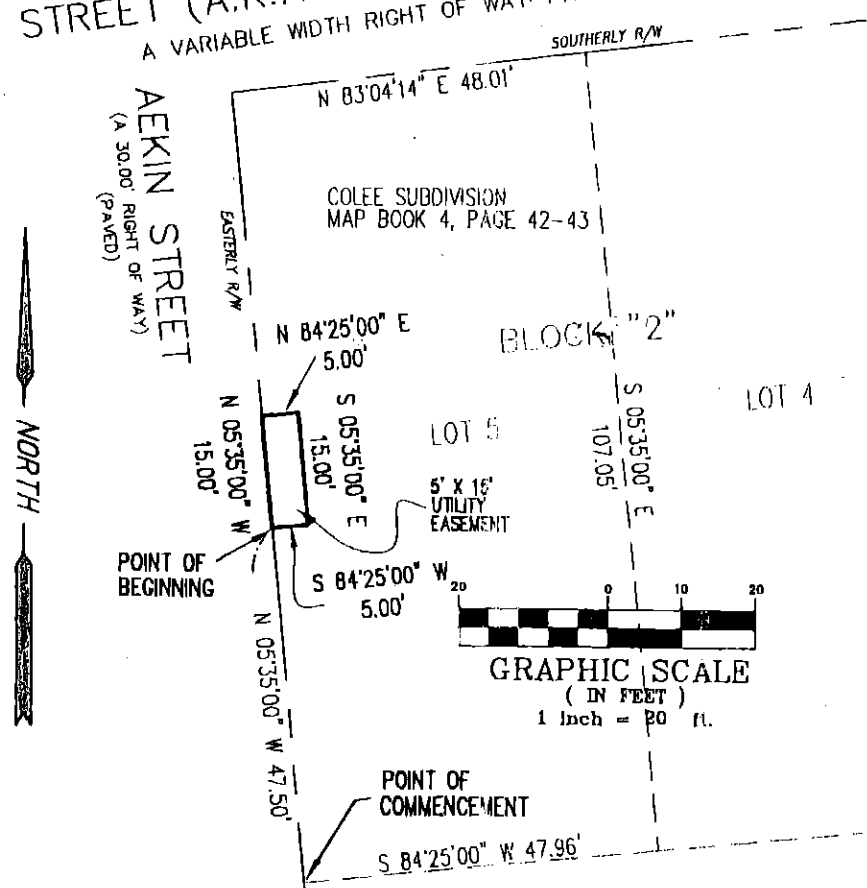
A 5' X 15' UTILITY EASEMENT LYING IN COLEE SUBDIVISION
SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
AS RECORDED IN MAP BOOK 4, PAGES 42-43 OF THE CURRENT PUBLIC RECORDS
ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER
OF LOT 5 BLOCK 2 COLEE SUBDIVISION AS RECORDED IN MAP BOOK 4,
PAGES 42-43 OF THE PUBLIC RECORDS ST. JOHNS COUNTY FLORIDA;
THENCE NORTH 05°35'00" WEST, ALONG THE WESTERLY LINE OF SAID
LOT, A DISTANCE OF 47.50 FEET TO THE POINT OF BEGINNING THIS
DESCRIPTION; THENCE NORTH 05°35'00" WEST CONTINUING ALONG SAID
RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET; THENCE NORTH
84°25'00" EAST DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF
5.00 FEET; THENCE SOUTH 05°35'00" EAST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 84°25'00" WEST, A DISTANCE OF 5.00 FEET TO SAID
WESTERLY LINE OF SAID LOT AND THE POINT OF BEGINNING.

CONTAINING 75 SQUARE FEET MORE OR LESS.

INTENT OF DESCRIPTION IS TO ENCOMPASS DRAINAGE STRUCTURE S33 AS SHOWN
ON ENGINEERING PLANS BY CGS CONSULTING ENGINEERS, SHEET U-3.

KING STREET (A.K.A. COUNTY ROAD No. 204)
A VARIABLE WIDTH RIGHT OF WAY~PAVED



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEELED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVATE-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF AERIN STREET AS BEING NORTH 05°35'00" WEST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY, that this map graphically depicts the results of a sketch and description made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 81G17-8, Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

DATE OF SIGNATURE _____

PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 8824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2581 FAX: (904) 829-8070

EXHIBIT "B" TO RESOLUTION

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 10th day of June, 2002, between M & P Partnership, Ltd., A Florida Limited Partnership, whose address is P.O. Box 5401, St. Augustine FL 32085 hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and perpetual easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and/or repair either above or below the surface of the ground, drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

Property lying in Colee Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

The Northerly 7.50 feet of the Westerly 5.00 feet of Lot 8, Block 2 of Colee Subdivision as recorded in Map Book 4, Pages 42-43 of the current Public Records of St. Johns County, Florida.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under, or in said lands, together also with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

IN WITNESS WHEREOF, Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

GRANTOR:
M & P Partnership, Ltd.

Jennifer Dawson
Print Name: Jennifer Dawson

By: J Stephen Kling
J. Stephen Kling

JDK
Print Name: JDK

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 10 day of June,
2002, by J. Stephen Kling, M & P Partnership, Ltd., who is personally known to me or
has produced Driver License as identification.

Jennifer L. Dawson
Notary Public
My Commission expires: _____



JENNIFER L. DAWSON
Notary Public, State of Florida
My comm. expires Aug. 11, 2004
Comm. No. CC 040482

EXHIBIT "C" TO RESOLUTION

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this ____ day of _____, 2002, between Melvin Hannah and Della Hannah, whose address is c/o Ivery L. Jenkins, 1269 NW 32nd St., Miami FL 33142 hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and perpetual easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and/or repair either above or below the surface of the ground, drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

Property lying in Clarks Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

The Southerly 15.00 feet of the Easterly 15.00 Feet of Lot 14, Block 2 of Clarks Subdivision as recorded in Map Book 1, Page 41, as recorded in the current Public Records of St. Johns County, Florida.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under, or in said lands, together also with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

IN WITNESS WHEREOF, Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

Ivery L. Jenkins

Print Name: _____

Ivery L. Jenkins

Ivery L. Jenkins

Robert Z. Dawn

Print Name: Robert Z. Dawn

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 4 day of June,
2002, by Ivery L. Jenkins who is personally known to me or has
produced _____ as identification.

Witness Print
Milton L. Jenkins
Milton Jenkins

Debbie Taylor

Notary Public

My Commission expires: _____



Debbie Taylor
Commission # CC 913963
Expires April 14, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

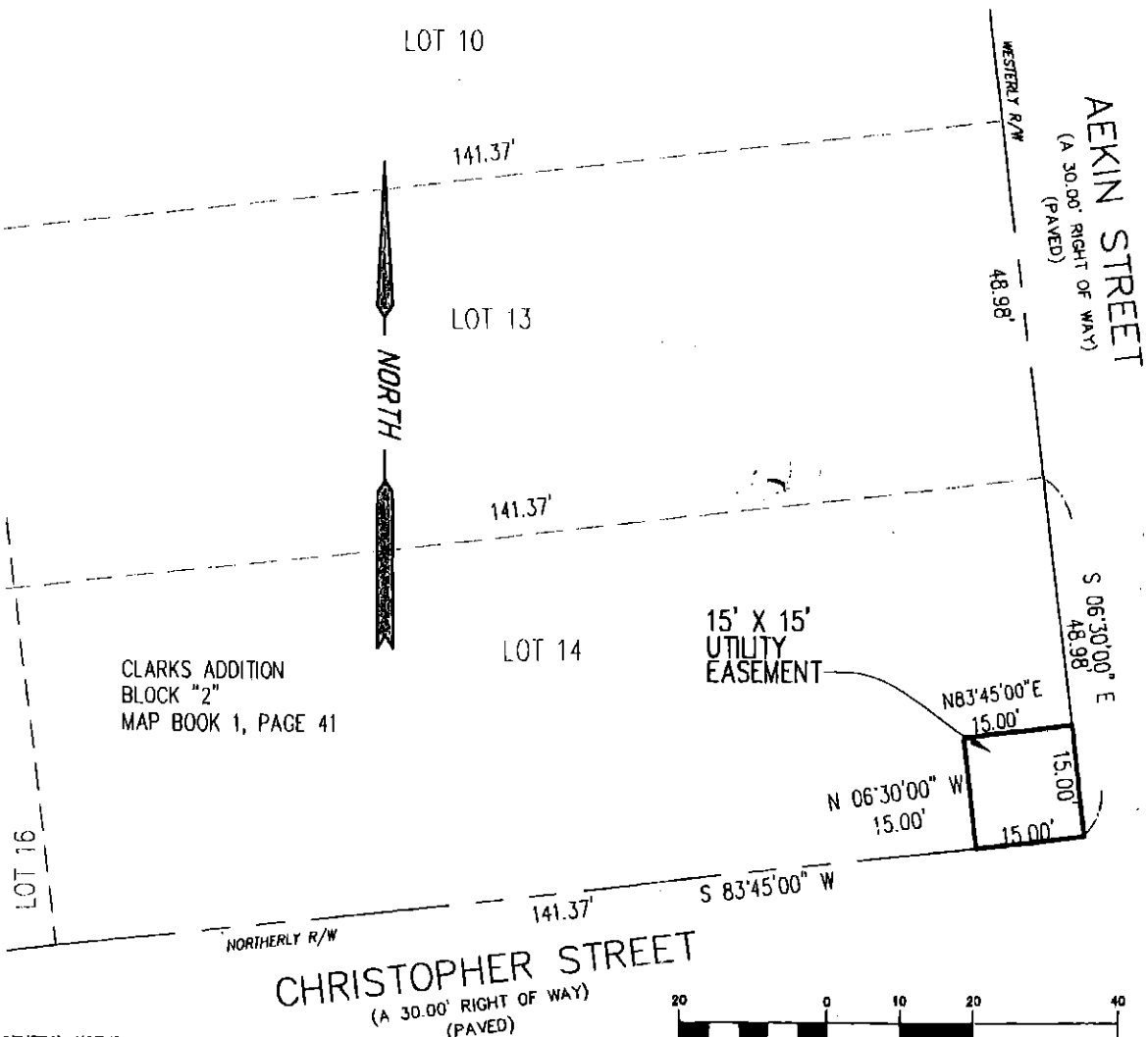
MAP SHOWING SKETCH AND DESCRIPTION OF:

A 15' X 15' UTILITY EASEMENT LYING IN CLARKS SUBDIVISION,
SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
AS RECORDED IN MAP BOOK 1, PAGE 41 OF THE CURRENT PUBLIC RECORDS OF
ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE SOUTHERLY 15.00 FEET OF THE EASTERLY 15.00
FEET OF LOT 14, BLOCK 2 OF CLARKS SUBDIVISION AS
RECORDED IN MAP BOOK 1, PAGE 41, AS RECORDED
IN THE CURRENT PUBLIC RECORDS OF ST. JOHNS
COUNTY, FLORIDA.

CONTAINING 225 SQUARE FEET MORE OR LESS.

INTENT OF DESCRIPTION IS TO ENCOMPASS DRAINAGE
STRUCTURE S43 AS SHOWN ON ENGINEERING PLANS BY
CGS CONSULTING ENGINEERS, SHEET 11-4.



GENERAL NOTES:
1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. **THIS IS NOT A BOUNDARY SURVEY.**
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF CHRISTOPHER STREET AS BEING SOUTH 83°45'00" WEST.



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

HEREBY CERTIFY, that this map graphically depicts the results of a sketch made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 91G17-8, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.
05/17/02
DATE OF SIGNATURE
Albert D. Bradshaw
ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5287

PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 8824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

EXHIBIT "D" TO RESOLUTION

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 31 day of May, 2002, between Novella Campbell, whose address is P.O. Box 514, St. Augustine, FL 32085 hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and perpetual easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and/or repair either above or below the surface of the ground, drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

Property Lying in Clarks Subdivision: Section 45, Township 7 South, Range 29 East, more particularly described as follows:

The Northerly 10.00 feet of the Easterly 10.00 feet of Lot 1, Block 2 of Clarks Subdivision as recorded in Map Book 1, Page 41, of the current Public Records of St. Johns County, Florida.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under, or in said lands, together also with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

IN WITNESS WHEREOF, Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

Nanette Braddock

Print Name: Nanette Braddock

Laurie C. Braddock

Print Name: Laurie C. Braddock

Novella Campbell
Novella Campbell

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 31st day of May,
2002, by Novella Campbell who is personally known to me or has produced
Fl. Driver's Lic as identification.

Laurie C. Braddock
Notary Public
My Commission expires: 4-17-04



Laurie C. Braddock
Commission # CC 928860
Expires April 17, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

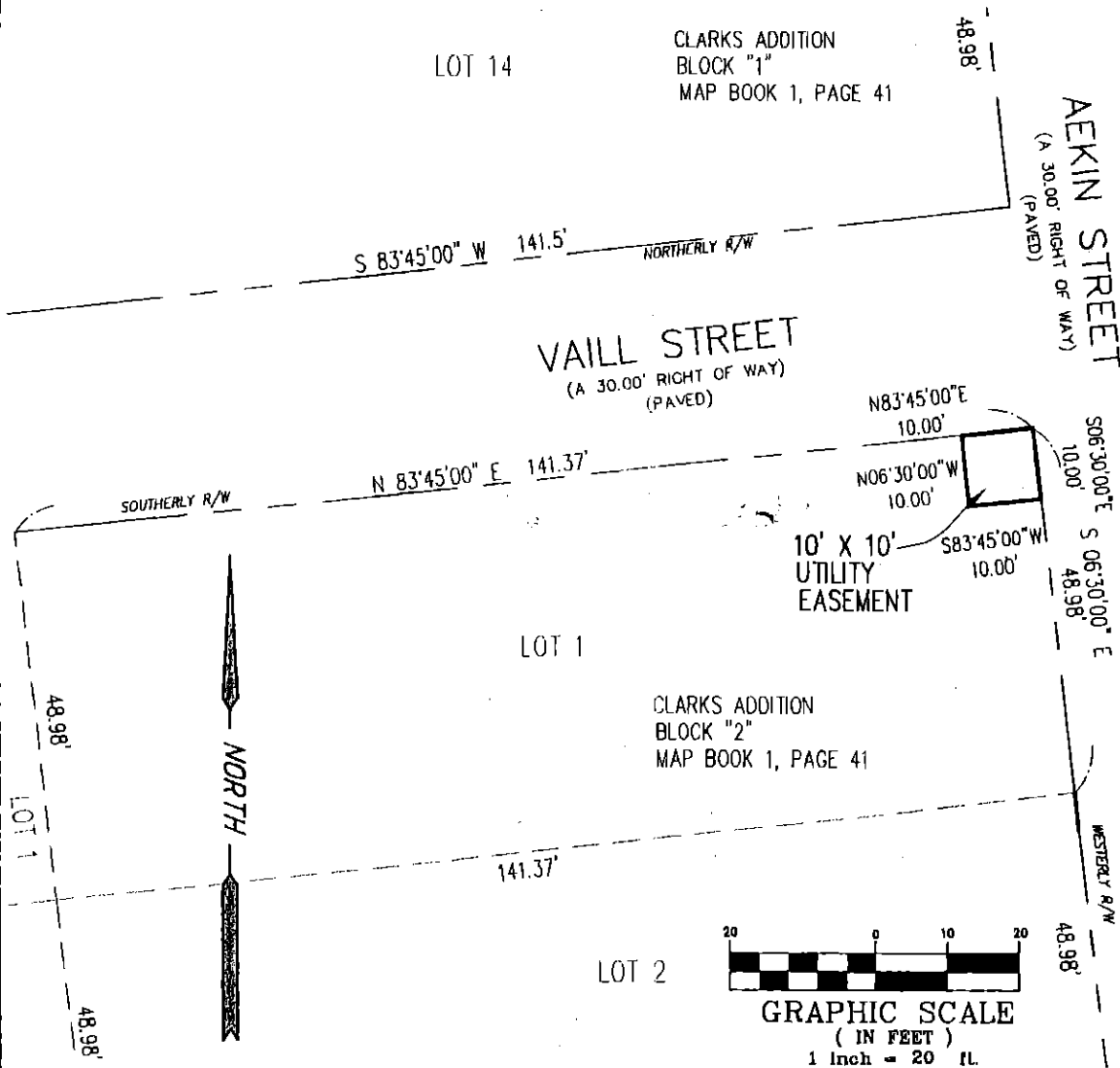
MAP SHOWING SKETCH AND DESCRIPTION OF:

A 10' X 10' UTILITY EASEMENT LYING IN CLARKS ADDITION
SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
AS RECORDED IN MAP BOOK 1, PAGE 41 OF THE CURRENT PUBLIC RECORDS OF
ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE NORTHERLY 10.00 FEET OF THE EASTERLY 10.00
FEET OF LOT 1, BLOCK 2 OF CLARKS SUBDIVISION AS
RECORDED IN MAP BOOK 1, PAGE 41, OF THE
CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY,
FLORIDA.

CONTAINING 100 SQUARE FEET MORE OR LESS.

INTENT OF DESCRIPTION IS TO ENCOMPASS
DRAINAGE STRUCTURE S39 AS SHOWN ON
ENGINEERING PLANS BY CGS CONSULTING
ENGINEERS, SHEET U-3.



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF AEKIN STREET AS BEING SOUTH 05°30'00" EAST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY, that this map graphically depicts the results of a sketch made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 61G17-6, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

05/15/02
DATE OF SIGNATURE

ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 8257

PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 8824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

EXHIBIT "E" TO RESOLUTION

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this ____ day of _____, 2002, between Ethel Williams, whose address is c/o Inez Williams, 170 Aiken St., St. Augustine, FL 32084 hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and perpetual easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and/or repair either above or below the surface of the ground, drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

Property lying in Colee Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

The Southerly 7.5 feet of the Westerly 5.00 feet of Lot 7, Block 2 of Colee Subdivision as recorded in Map Book 4, Pages 42-43, of the current Public Records of St. Johns County, Florida.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under, or in said lands, together also with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

IN WITNESS WHEREOF, Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

Debbie Taylor
Print Name: Debbie Taylor
Jim Bonanno
Print Name: JIM BONANNO

Fnez Williams
~~Ethel Williams~~ Daughter
Fnez Williams

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 28th day of June,
2002, by Fnez Williams who is personally known to me or has produced
picture ID as identification.

Debbie Taylor
Notary Public
My Commission expires: _____

 Debbie Taylor
Commission # CC 913963
Expires April 14, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

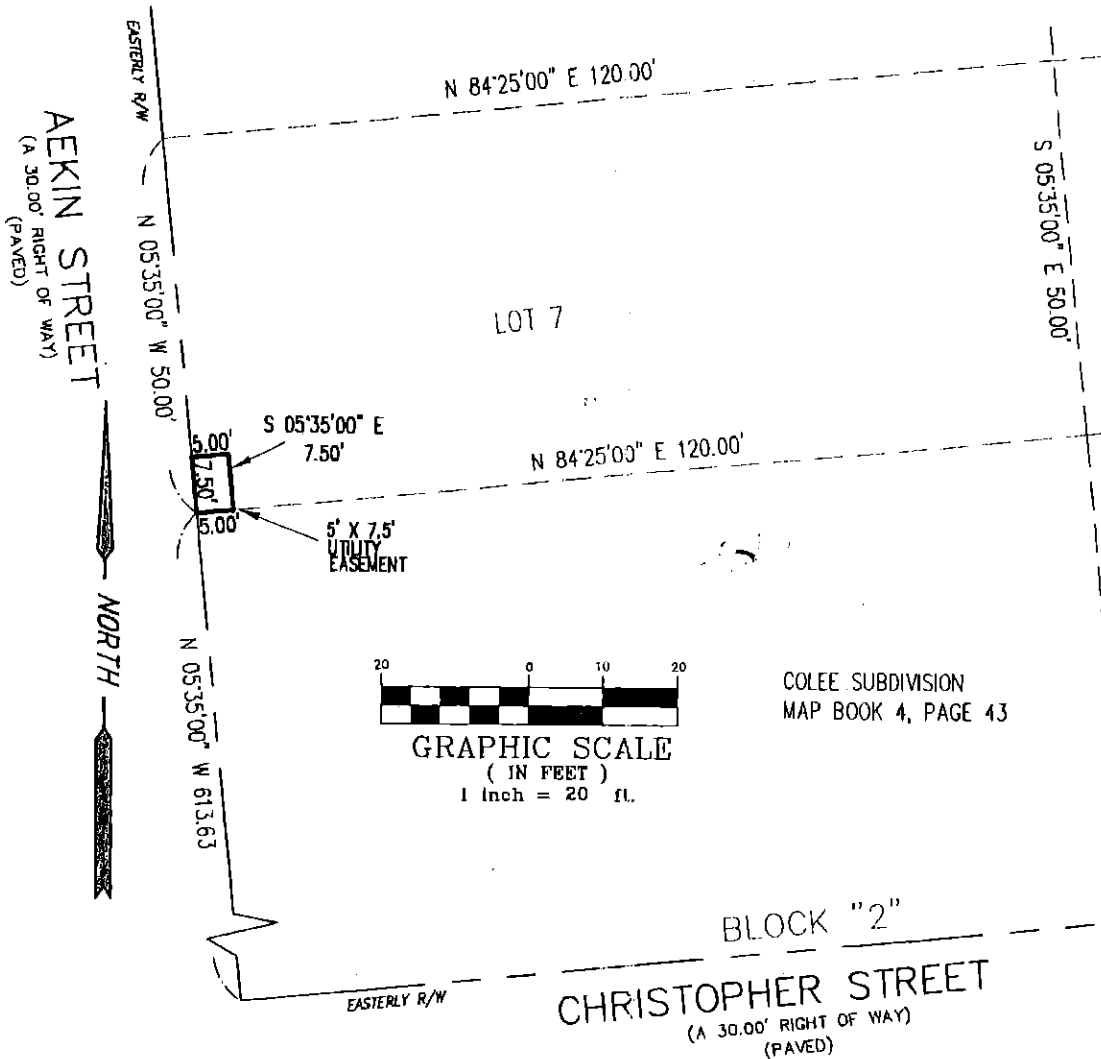
MAP SHOWING SKETCH AND DESCRIPTION OF:

A 5' X 7.5' UTILITY EASEMENT LYING IN COLEES SUBDIVISION
SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
AS RECORDED IN MAP BOOK 4, PAGES 42- 43 OF THE CURRENT PUBLIC RECORDS OF
ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE SOUTHERLY 7.50 FEET OF THE WESTERLY 5.00
FEET OF LOT 7, BLOCK 2 OF COLEES SUBDIVISION AS
RECORDED IN MAP BOOK 4, PAGES 42-43, OF THE
CURRENT PUBLIC RECORDS ST. JOHNS COUNTY,
FLORIDA.

CONTAINING 37.5 SQUARE FEET MORE OR LESS.

INTENT OF DESCRIPTION IS TO ENCOMPASS THE NORTH
HALF OF DRAINAGE STRUCTURE S35 AS SHOWN ON
ENGINEERING PLANS BY CGS CONSULTING ENGINEERS,
SHEET U-3.



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. **THIS IS NOT A BOUNDARY SURVEY.**
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF AEKIN STREET AS BEING NORTH 05°35'00" WEST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY, that this map graphically depicts the results of a sketch and description made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 61G17-6, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

DATE OF SIGNATURE

PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 8824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32085
(804) 828-2581 FAX: (804) 828-5070

EXHIBIT "F" TO RESOLUTION

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this ____ day of _____, 2002, between Mount Moriah Missionary Baptist Church, Inc., A Florida Non-Profit Corporation, whose address is 676 Christopher St., St. Augustine FL 32084 hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and perpetual easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and/or repair either above or below the surface of the ground, drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

Property lying in Colee Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

The Southerly 10.00 feet of the Easterly 15.00 feet of Lot 20, Block 2, of Colee Subdivision as recorded in Map Book 4, Pages 42 through 43, as recorded in current Public Records of St. Johns County, Florida.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under, or in said lands, together also with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

IN WITNESS WHEREOF, Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

Debbie Taylor

Print Name: Debbie Taylor

Nanette Bradbury

Print Name: Nanette Bradbury

GRANTOR:

Mount Moriah Missionary Baptist Church, Inc.

By: Charles E. Ellis

~~Rev. Ronald L. Stafford~~

Charles E. Ellis, CLAR

STATE OF FLORIDA

COUNTY OF St Johns

The foregoing instrument was acknowledged before me this 11th day of July,
2002, by Rev. Ronald L. Stafford, Mount Moriah Missionary Baptist Church, Inc. who
has produced DL# E420-145-42-187-0 as identification.

Debbie Taylor

Notary Public

My Commission expires: _____



Debbie Taylor
Commission # CC 913963
Expires April 14, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

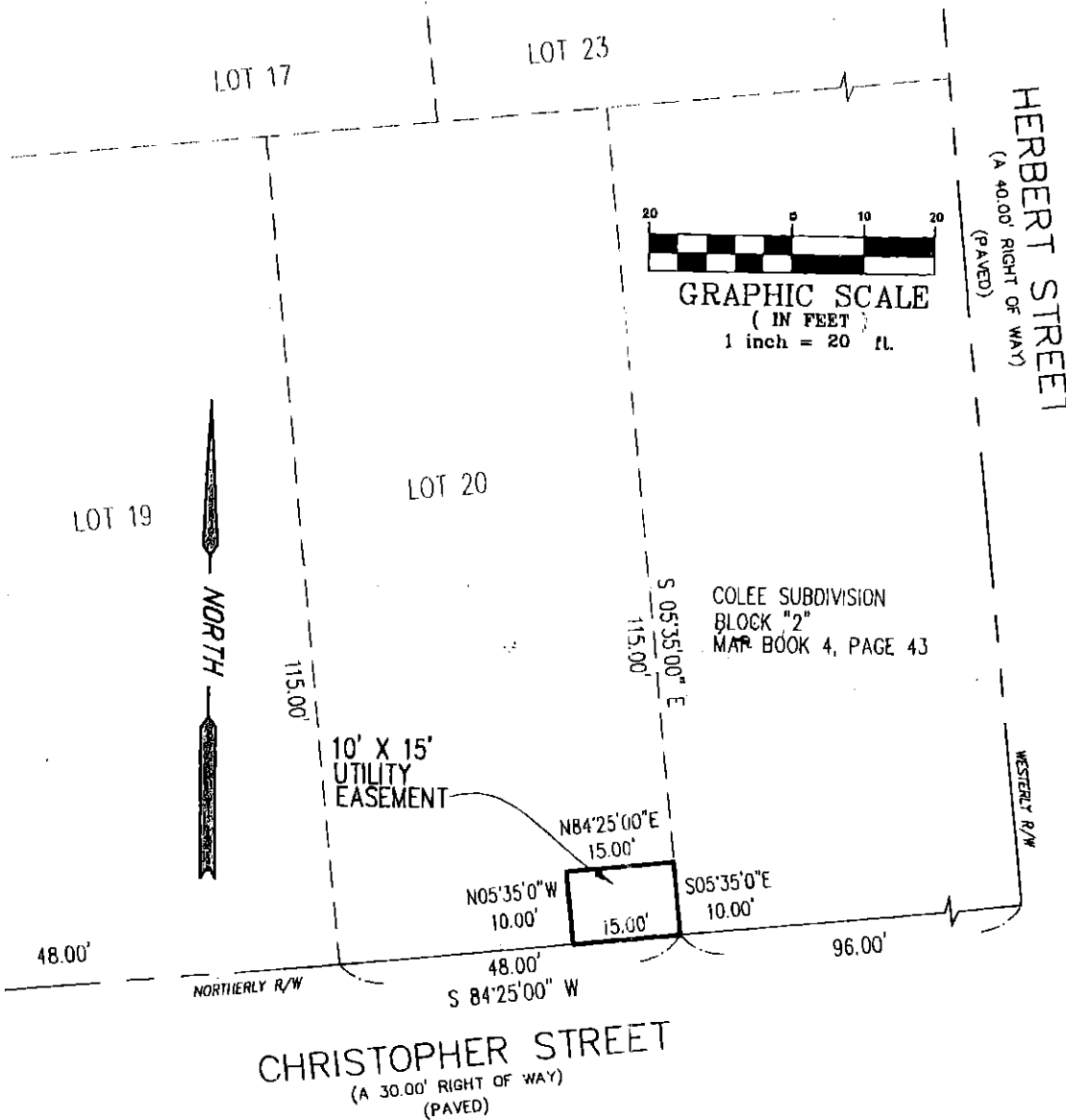
MAP SHOWING SKETCH AND DESCRIPTION OF:

A 10' X 15' UTILITY EASEMENT LYING IN COLEES SUBDIVISION,
SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
AS RECORDED IN MAP BOOK 4, PAGE 43 OF THE CURRENT PUBLIC RECORDS OF
ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE SOUTHERLY 10.00 FEET OF THE EASTERLY 15.00 FEET OF LOT 20, BLOCK 2, OF
COLEES SUBDIVISION AS RECORDED IN MAP BOOK 4, PAGES 42 THROUGH 43, AS
RECORDED IN THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CONTAINING 150 SQUARE FEET MORE OR LESS.

INTENT OF DESCRIPTION IS TO ENCOMPASS DRAINAGE STRUCTURE S41 AS SHOWN ON
ENGINEERING PLANS BY CGS CONSULTING ENGINEERS, SHEET U-4.



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF CHRISTOPHER STREET AS BEING SOUTH 84°25'00" WEST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

HEREBY CERTIFY, that this map graphically depicts the results of a sketch made under my responsible direction and complies with the latest minimum technical standards for surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 81G17-8, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

05/18/02
DATE OF SIGNATURE

ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 8257

PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 8824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32095
(904) 829-2591 FAX: (904) 829-5070

EXHIBIT "F" TO RESOLUTION

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this ____ day of _____, 2002, between Stephen Crooms Sr. and Mary Crooms, whose address is 707 West King St., St. Augustine FL 32095 hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and perpetual easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and/or repair either above or below the surface of the ground, drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

Property lying Clarks Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

The Northerly 5.00 feet of the Easterly 5.00 feet of Lot 2, Block 1 of Clarks Subdivision as recorded in Map Book 1, Page 41, of the current Public Records of St. Johns County, Florida.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under, or in said lands, together also with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

IN WITNESS WHEREOF, Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

Debbie Taylor

Print Name: Debbie Taylor

Annette Bradbury

Print Name: Annette Bradbury

Stephen Crooms Sr.

Stephen Crooms Sr.

Mary Crooms

Mary Crooms

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 8th day of July,
2002, by Stephen Crooms Sr. and Mary Crooms who is personally known to me or has
produced Drivers License as identification.

C 652-780-38-027-0

C 652-595-43-880-0

Debbie Taylor

Notary Public

My Commission expires: _____



Debbie Taylor
Commission # CC 913963
Expires April 14, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

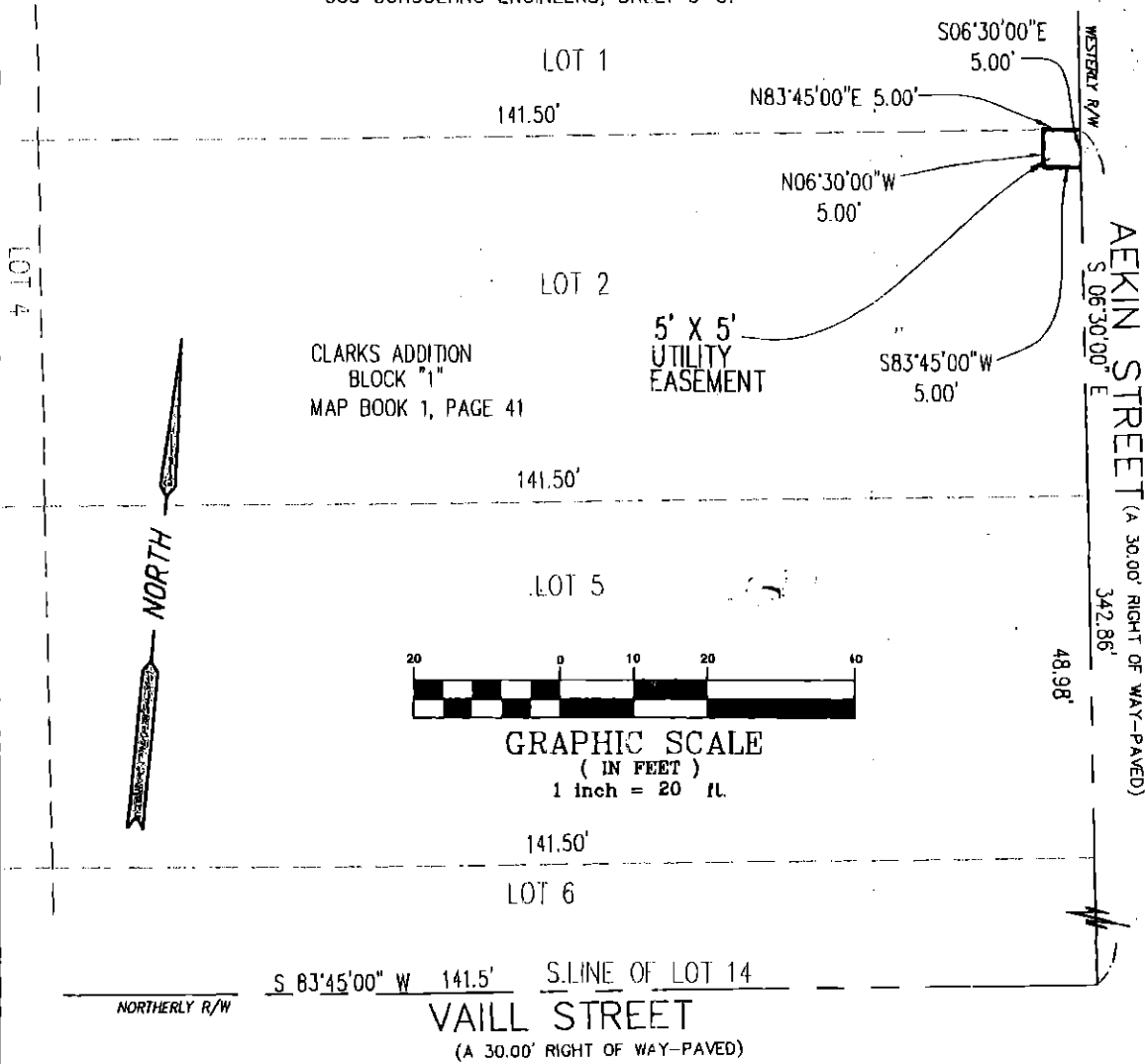
MAP SHOWING SKETCH AND DESCRIPTION OF:

A 5' X 5' UTILITY EASEMENT LYING IN CLARKS SUBDIVISION
SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST
AS RECORDED IN MAP BOOK 4, PAGE 41 OF THE CURRENT PUBLIC RECORDS
ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE NORTHERLY 5.00 FEET OF THE EASTERLY 5.00
FEET OF LOT 2, BLOCK 1 OF CLARKS SUBDIVISION AS
RECORDED IN MAP BOOK 1, PAGE 41, OF THE
CURRENT PUBLIC RECORDS ST. JOHNS COUNTY,
FLORIDA.

CONTAINING 25 SQUARE FEET MORE OR LESS.

INTENT OF DESCRIPTION IS TO ENCOMPASS DRAINAGE
PIPE P321 AS SHOWN ON ENGINEERING PLANS BY
CGS CONSULTING ENGINEERS, SHEET U-3.



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF VAILL STREET AS BEING SOUTH 83°45'00" WEST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY, that this map graphically depicts the results of a sketch made under my responsible direction and complies with the Ideal Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 61G17-6, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

08/16/02
DATE OF SIGNATURE
ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 8824
300C N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 828-2581 FAX: (904) 828-5070

EXHIBIT "G" TO RESOLUTION

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this ____ day of _____, 2002, between Stephen Crooms Sr. and Mary Crooms, whose address is 707 West King St., St. Augustine FL 32084 hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and perpetual easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and/or repair either above or below the surface of the ground, drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

Property lying in Clarks Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:


The Easterly 15.00 feet of Lot 1 Block 1 of Clarks Subdivision as recorded in Map Book 1, Page 41, of the Current Public Records of St. Johns County, Florida. Less and Except any portion lying in King Street (County Road #214)


TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under, or in said lands, together also with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.


IN WITNESS WHEREOF, Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:


Print Name: Debbie Taylor


Print Name: Nanette Bradbury


Stephen Crooms Sr.

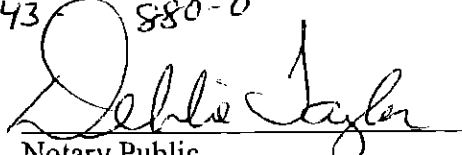

Mary Crooms

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 8th day of July,
2002, by Stephen Crooms Sr. and Mary Crooms who is personally known to me or has
produced Drivers License as identification.

Mr. Crooms - C 652-780-38-0970

Mrs. Crooms - C 652-595-43-880-0


Notary Public
My Commission expires: _____



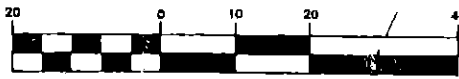
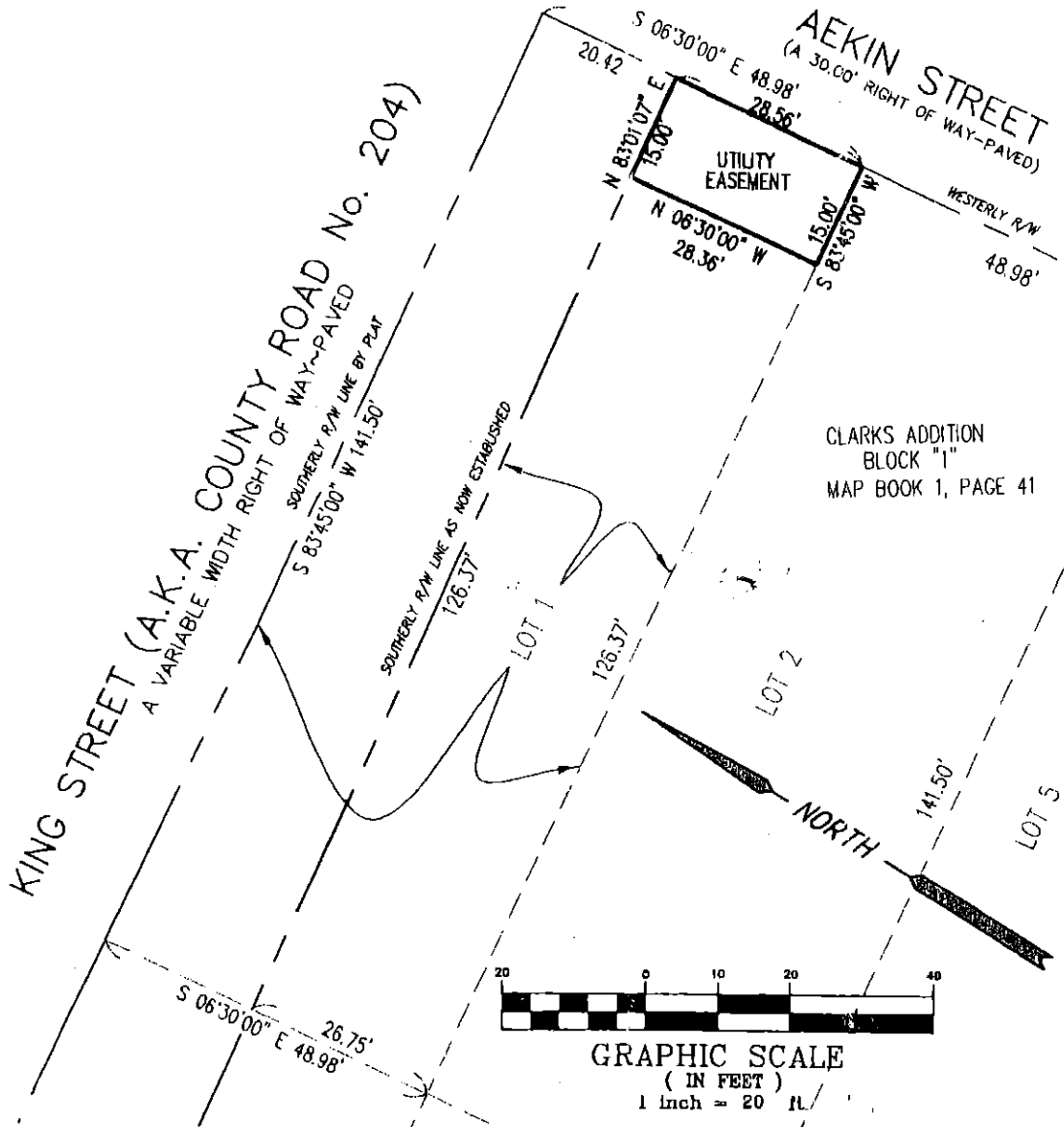
Debbie Taylor
Commission # CC 913963
Expires April 14, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

MAP SHOWING SKETCH AND DESCRIPTION OF:

A UTILITY EASEMENT LYING IN CLARKS SUBDIVISION
SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
AS RECORDED IN MAP BOOK 4, PAGE 41 OF THE CURRENT PUBLIC RECORDS
ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE EASTERLY 15.00' FEET OF LOT 1, BLOCK 1 OF
CLARKS SUBDIVISION AS RECORDED IN MAP BOOK 1,
PAGE 41, OF THE CURRENT PUBLIC RECORDS ST.
JOHNS COUNTY, FLORIDA. LESS AND EXCEPT ANY
PORTION LYING IN KING STREET (COUNTY ROAD #214)
A VARIABLE WIDTH RIGHT OF WAY.

CONTAINING 427 SQUARE FEET MORE OR LESS.



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF AEKIN STREET AS BEING SOUTH 06°30'00" EAST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY, that this map graphically depicts the results of a sketch made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 61017-6, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

05/17/02
DATE OF SIGNATURE

PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 8824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32095
(904) 829-2581 FAX: (904) 829-5070

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT made this 2nd day of JULY, 2002, by and between Daniel F. Hubsch and Bertica O. Hubsch, whose address is, 6301 Colgate Road, Jacksonville, FL 32217, grantor and ST. JOHNS COUNTY, FLORIDA a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property as described below for such purposes as a staging area for equipment and materials required for the drainage improvements and other uses as is reasonably necessary to enable the grantee to construct improvements, in the Colee Subdivision adjacent thereto. This Easement is over the land in St. Johns County, Florida, described as follows:

Property lying in Colee Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

The Northerly 10.00 feet of the Westerly 30.00 feet, Lot 4, Block 3 of Colee Subdivision as recorded in Map Book 4, pages 42-43 of the current public records of St. Johns County, Florida.

It is understood and agreed by the parties hereto that the rights granted herein should terminate 2 years from the time this document is executed.

Project Name: Community Development Block Grant (CDBG) Project for West Augustine Drainage Improvements.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence as Witnesses:

Joanne Kuhn
Print Name: Joanne Kuhn

Joanne M. Burdick
Print Name: JOANNE M. BURDICK

Daniel F. Hubsch
by his attorney in fact
Daniel F. Hubsch

Daniel F. Hubsch
Bertica O. Hubsch
BK 8394 pg 2308

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT made this 10TH day of JUNE, 2002, by and between Emerson Kramer and Peggy Ponce Kramer, whose address is 24 Flamingo Dr., St. Augustine FL 32080, grantor and **ST. JOHNS COUNTY, FLORIDA** a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property as described below for such purposes as a staging area for equipment and materials required for the drainage improvements and other uses as is reasonably necessary to enable the grantee to construct improvements, in the Clarks Subdivision adjacent thereto. This Easement is over the land in St. Johns County, Florida, described as follows:

Property in Clarks Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:


The Northerly 10.00 feet of the Westerly 18.37 ft. of Lot 1, Block 2, of Clarks Subdivision as recorded in Map Book 1, Page 41, of the current Public Records of St. Johns County, Florida.

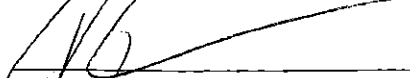
It is understood and agreed by the parties hereto that the rights granted herein should terminate 2 years from the time this document is executed.

Project Name: Community Development Block Grant (CDBG) Project for West Augustine Drainage Improvements.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence as Witnesses:


Print Name: BARBARA A. ASSELTA


Print Name: JAMES J. ASSELTA

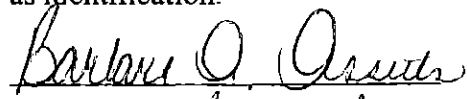
GRANTOR:


Emerson Kramer


Peggy Ponce Kramer

State of Florida
County St. Johns

The foregoing instrument was acknowledged before me this 10TH day of JUNE, 2002
by Emerson Kramer and Peggy Ponce Kramer, who has produced a valid driver license
as identification.


Notary Public BARBARA A. ASSELTA

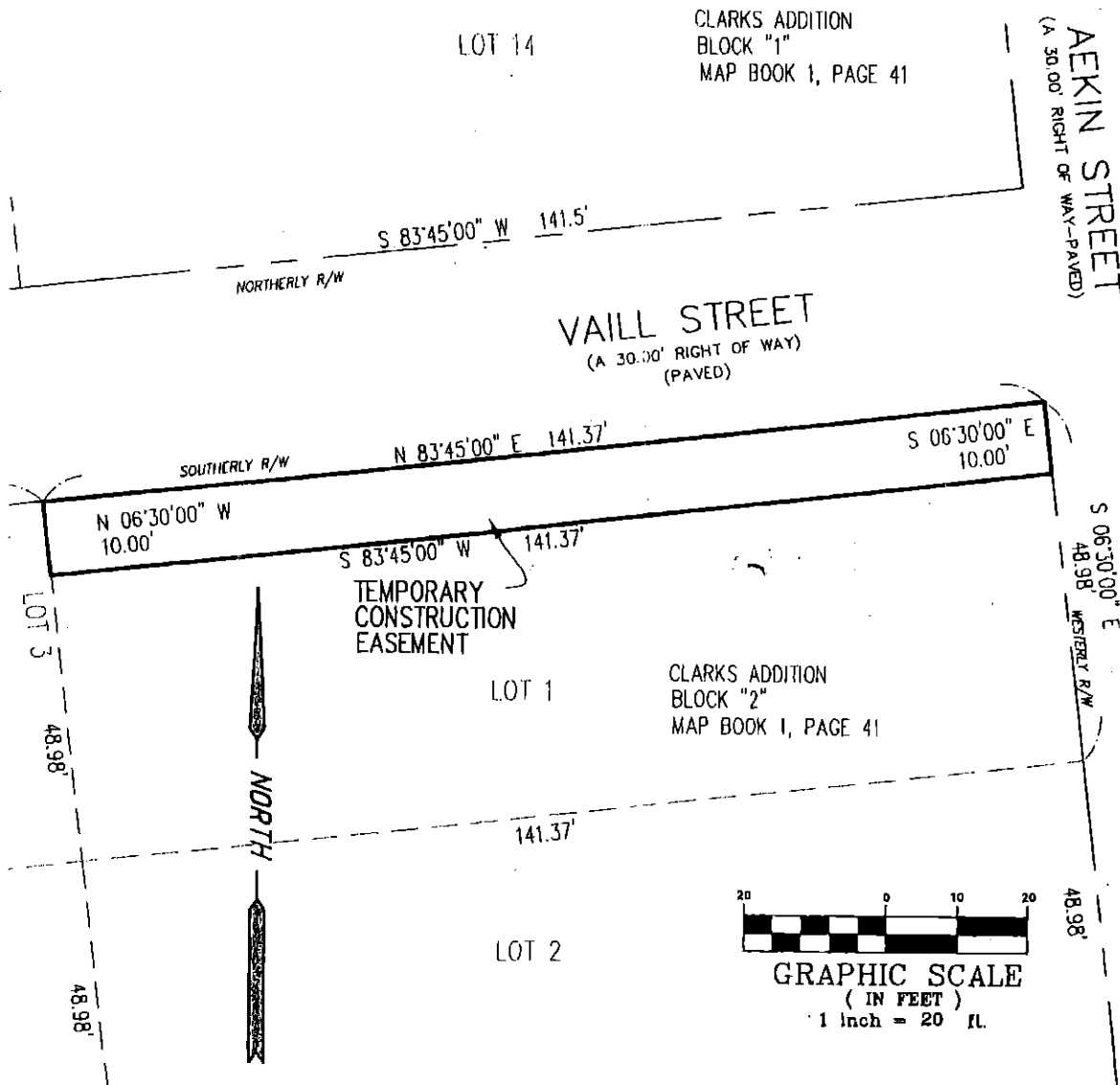


MAP SHOWING SKETCH AND DESCRIPTION OF:

A TEMPORARY CONSTRUCTION EASEMENT LYING IN CLARKS ADDITION SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AS RECORDED IN MAP BOOK 1, PAGE 41 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE NORTHERLY 10.00 FEET OF LOT 1, BLOCK 2 OF CLARKS SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 41, OF THE CURRENT PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA.

CONTAINING 1313.7 SQUARE FEET MORE OR LESS.



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DECIDED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPLY IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF AEKIN STREET AS BEING SOUTH 06°30'00" EAST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY, that this map graphically depicts the results of a sketch made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 81G(7)-6, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

05/17/02
DATE OF SIGNATURE

ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 8824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(804) 828-2591 FAX: (804) 828-5070

EXHIBIT "J" TO RESOLUTION

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT made this 10th day of JUNE, 2002, by and between Emerson Kramer and Peggy Ponce Kramer, whose address is 24 Flamingo Dr., St. Augustine, Florida 32080, grantor and ST. JOHNS COUNTY, FLORIDA a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property as described below for such purposes as a staging area for equipment and materials required for the drainage improvements and other uses as is reasonably necessary to enable the grantee to construct improvements, in the Clarks Subdivision adjacent thereto. This Easement is over the land in St. Johns County, Florida, described as follows:

Property lying in Clarks Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

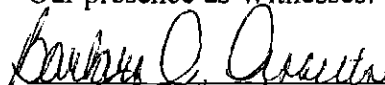
The Northerly 10.00 feet of the East 63.87 Feet of Lot 3 Block 2 of the Clarks Subdivision as Recorded in Map Book 1, Page 41, of the current Public Records of St. Johns County, Florida.

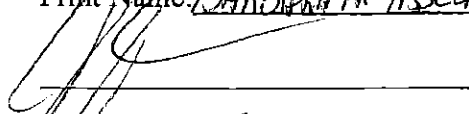
It is understood and agreed by the parties hereto that the rights granted herein should terminate 2 years from the time this document is executed.


Project Name: Community Development Block Grant (CDBG) Project for West Augustine Drainage Improvements.

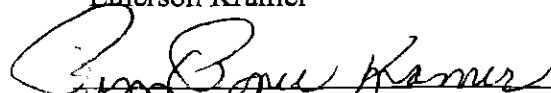
IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence as Witnesses:


Print Name: BARBARA A. ASSETTA


Print Name: JAMES J. ASSETTA

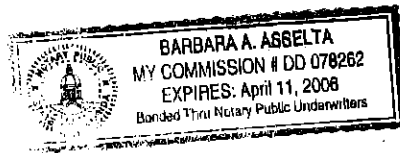

Emerson Kramer


Peggy Ponce Kramer

State of Florida
County St. Johns

The foregoing instrument was acknowledged before me this 10th day of JUNE, 2002
by Emerson Kramer and Peggy Ponce Kramer, who has produced
FLA Driver LIC as identification.

Barbara A. Aselta
Notary Public BARBARA A. ASSELTA

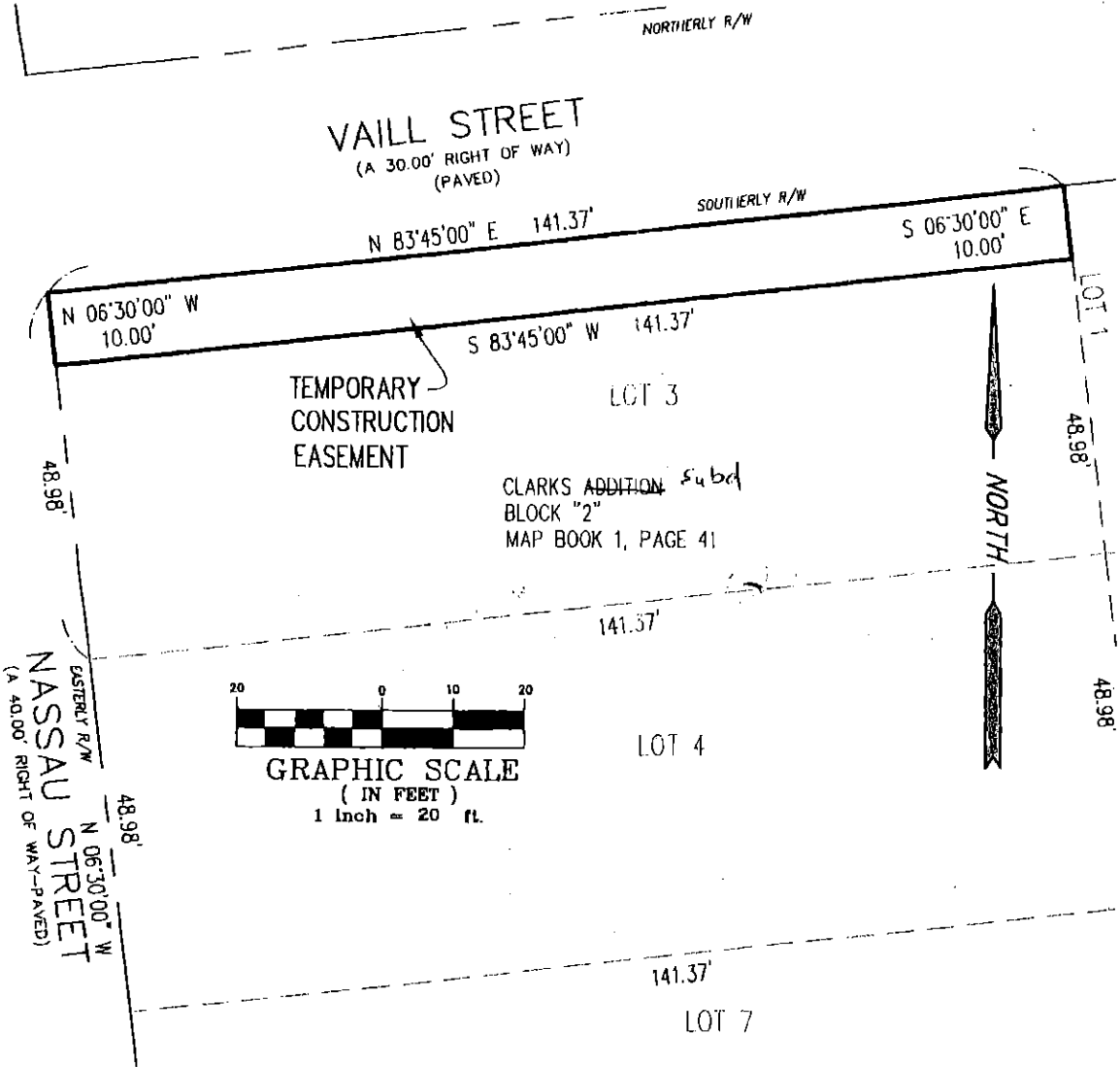


MAP SHOWING SKETCH AND DESCRIPTION OF:

A TEMPORARY CONSTRUCTION EASEMENT LYING IN CLARKS ADDITION ^{Subd}
 SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
 AS RECORDED IN MAP BOOK 1, PAGE 41 OF THE CURRENT PUBLIC RECORDS OF
 ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

^{Subd}
 THE NORTHERLY 10.00 FEET OF LOT 3, BLOCK 2 OF
 THE CLARKS ADDITION AS RECORDED IN MAP
 BOOK 1, PAGE 41, OF THE CURRENT PUBLIC RECORDS
 ST. JOHNS COUNTY, FLORIDA.

CONTAINING 1410 SQUARE FEET MORE OR LESS.



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. **THIS IS NOT A BOUNDARY SURVEY.**
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF NASSAU STREET AS BEING NORTH 06°30'00" WEST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY, that this map graphically depicts the results of a sketch made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 81G19-8, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

05/16/02
 DATE OF SIGNATURE

PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
 LICENSED BUSINESS No. 6824

3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
 ST. AUGUSTINE, FLORIDA 32084
 (904) 829-2591 FAX: (904) 829-5070

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT made this 3 day of June, 2002, by and between Willie Armond Jr., whose address is 647 Race St., Bristol PA 19007, grantor and **ST. JOHNS COUNTY, FLORIDA** a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property as described below for such purposes as a staging area for equipment and materials required for the drainage improvements and other uses as is reasonably necessary to enable the grantee to construct improvements, in the Clarks Subdivision adjacent thereto. This Easement is over the land in St. Johns County, Florida, described as follows:

Property lying in Clarks Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

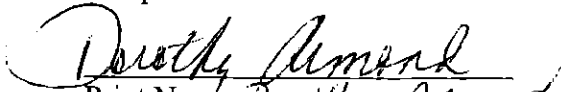
The Northerly 10.00 feet of the West 77.5 Feet of Lot 3 Block 2 of the Clarks Subdivision as Recorded in Map Book 1, Page 41, of the current Public Records of St. Johns County, Florida.

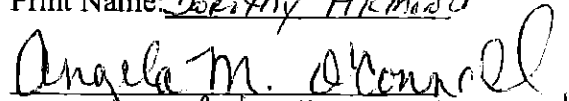
It is understood and agreed by the parties hereto that the rights granted herein should terminate 2 years from the time this document is executed.

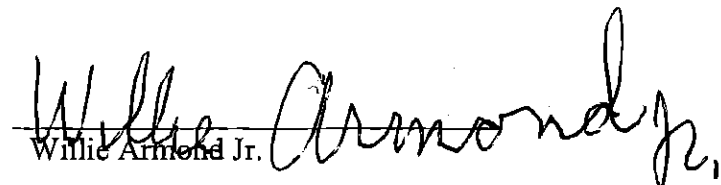
Project Name: Community Development Block Grant (CDBG) Project for West Augustine Drainage Improvements.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence as Witnesses:

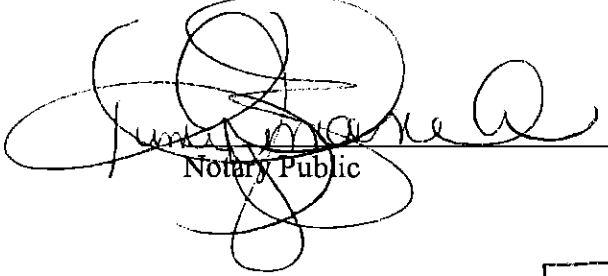

Print Name: Dorothy Armond


Print Name: ANGELA M. O'CONNELL


Willie Armond Jr.

State of Pennsylvania
County Bucks

The foregoing instrument was acknowledged before me this 3 day of June, 2002
by Willie Armond Jr., who has produced PA Drivers License as
identification.


Notary Public

Notarial Seal
Kimberly A. Szymanek, Notary Public
Bristol Boro, Bucks County
My Commission Expires Oct. 1, 2005
Member, Pennsylvania Association of Notaries

EXHIBIT "L" TO RESOLUTION

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT made this 31 day of May, 2002, by and between Novella Campbell, whose address is P.O. Box 514, St. Augustine FL 32085, grantor and ST. JOHNS COUNTY, FLORIDA a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property as described below for such purposes as a staging area for equipment and materials required for the drainage improvements and other uses as is reasonably necessary to enable the grantee to construct improvements, in the Clarks Subdivision adjacent thereto. This Easement is over the land in St. Johns County, Florida, described as follows:

Property in Clarks Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

The Northerly 10.00 feet of the Easterly 123 ft. of Lot 1, Block 2, of Clarks Subdivision as recorded in Map Book 1, Page 41, of the current Public Records of St. Johns County, Florida.

It is understood and agreed by the parties hereto that the rights granted herein should terminate 2 years from the time this document is executed.

Project Name: Community Development Block Grant (CDBG) Project for West Augustine Drainage Improvements.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence as Witnesses:

Nanette Bradbury
Print Name: Nanette Bradbury

Laurie C. Bradlock
Print Name: Laurie C. Bradlock

GRANTOR:

Novella Campbell
Novella Campbell

State of Florida
County St. Johns

The foregoing instrument was acknowledged before me this 31st day of May, 2002
by Novella Campbell, who has produced Fl. Driver's Lic. as
identification.

Laurie C. Braddock

Notary Public



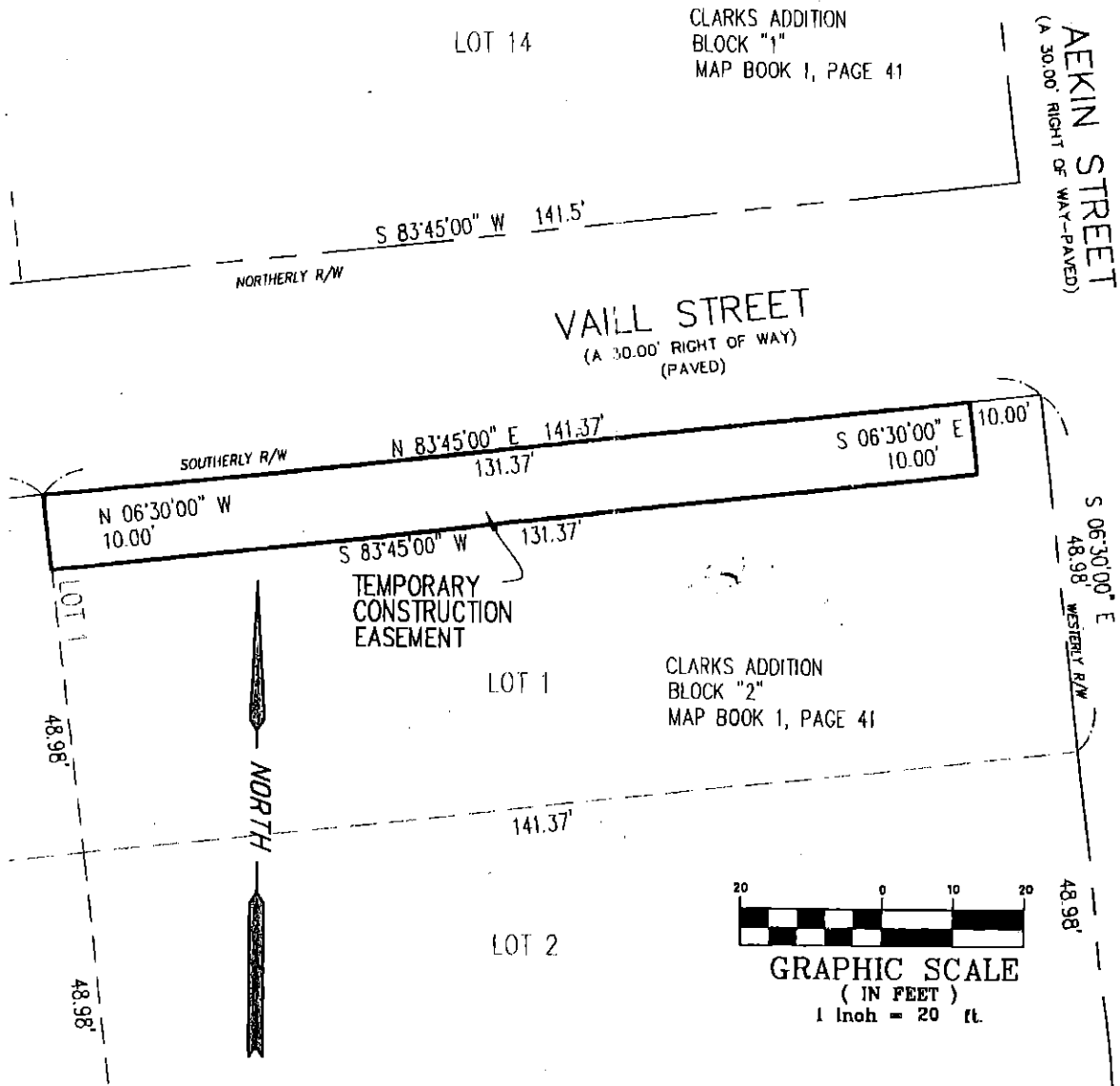
Laurie C. Braddock
Commission # CC 928860
Expires April 17, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

MAP SHOWING SKETCH AND DESCRIPTION OF:

A TEMPORARY CONSTRUCTION EASEMENT LYING IN CLARKS ADDITION
SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
AS RECORDED IN MAP BOOK 1, PAGE 41 OF THE CURRENT PUBLIC RECORDS OF
ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE NORTHERLY 10.00 FEET OF THE WESTERLY 131.37
FEET OF LOT 1, BLOCK 2 OF CLARKS SUBDIVISION AS
RECORDED IN MAP BOOK 1, PAGE 41, OF THE
CURRENT PUBLIC RECORDS ST. JOHNS COUNTY,
FLORIDA.

CONTAINING 1313.7 SQUARE FEET MORE OR LESS.



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. **THIS IS NOT A BOUNDARY SURVEY.**
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF AEKIN STREET AS BEING SOUTH 06°30'00" EAST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY, that this map graphically depicts the results of a sketch made under my responsible direction and complies with the latest minimum Technical Standards for Surveyors as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 81G17-8, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

05/17/02
DATE OF SIGNATURE

PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824

3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 828-2591 FAX: (904) 828-5070

ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5267

EXHIBIT "M" TO RESOLUTION

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT made this _____ day of _____, 2002, by and between Donald M. Kelley and Jannie W. Kelley, whose address is 668 Madeore St., St Augustine, Florida 32095, grantor and **ST. JOHNS COUNTY, FLORIDA** a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property as described below for such purposes as a staging area for equipment and materials required for the drainage improvements and other uses as is reasonably necessary to enable the grantee to construct improvements, in the Colee Subdivision adjacent thereto. This Easement is over the land in St. Johns County, Florida, described as follows:

Property lying in Colee Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

The Easterly 5.00 feet of the Southerly 90.00 feet, Lot 14, Block 4 of Colee Subdivision as recorded in Map Book 4 Pages 42-43 of the current Public Records of St. Johns County, Florida.


It is understood and agreed by the parties hereto that the rights granted herein should terminate 2 years from the time this document is executed.


Project Name: Community Development Block Grant (CDBG) Project for West Augustine Drainage Improvements.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

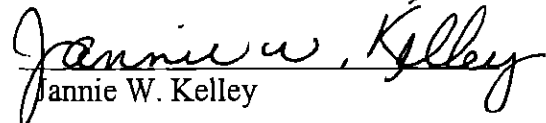
Signed, sealed and delivered in

Our presence as Witnesses:


Print Name: Debbie Taylor


Print Name: Annette Bradbury


Donald M. Kelley


Jannie W. Kelley

State of Florida
County St. Johns

The foregoing instrument was acknowledged before me this 27th day of June, 2002
by Donald M. Kelley and Jannie W. Kelley who has produced
_____ as identification.

Debbie Taylor

Notary Public



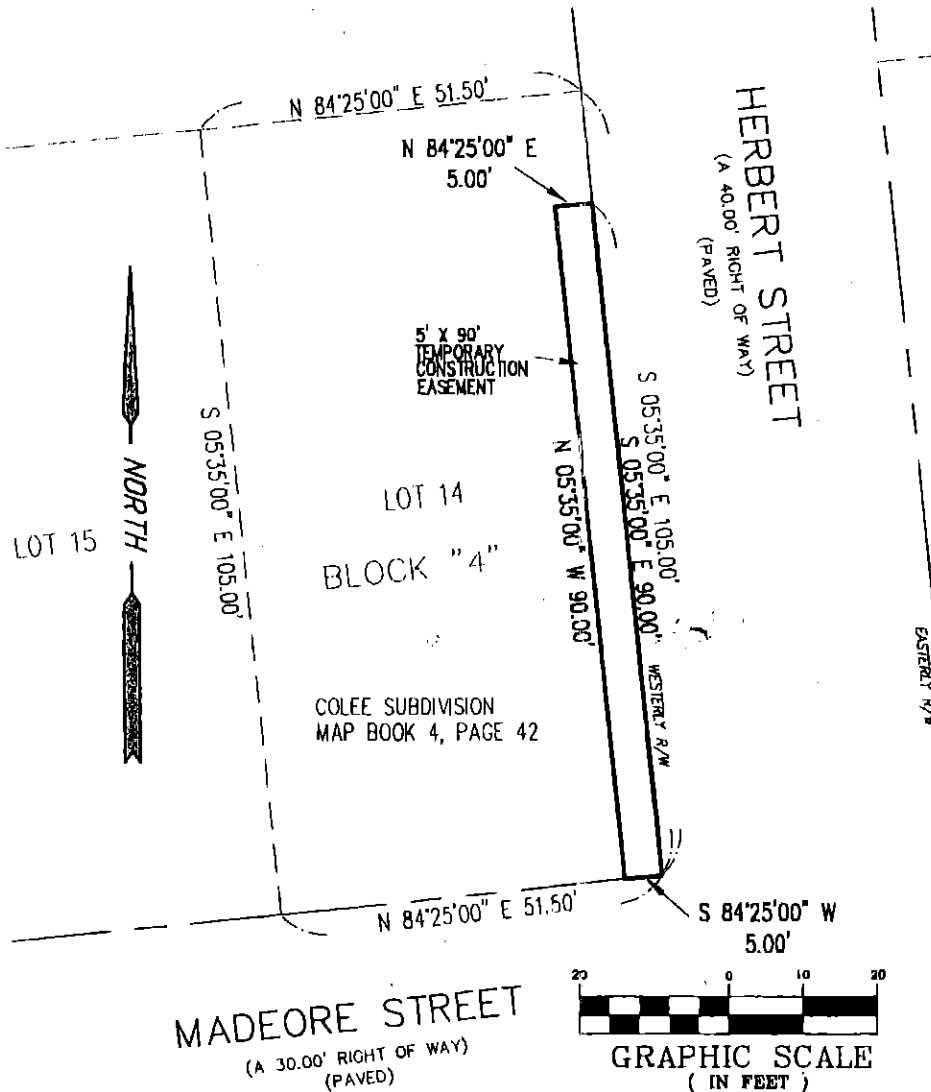
Debbie Taylor
Commission # CC 913963
Expires April 14, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

MAP SHOWING SKETCH AND DESCRIPTION OF:

A 5' X 90' TEMPORARY CONSTRUCTION EASEMENT LYING IN COLEE SUBDIVISION SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AS RECORDED IN MAP BOOK 4, PAGE 42-43 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE EASTERLY 5.00 FEET OF THE SOUTHERLY 90.00 FEET, LOT 14, BLOCK 4 OF COLEE SUBDIVISION AS RECORDED IN MAP BOOK 4, PAGES 42-43, OF THE CURRENT PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA.

CONTAINING 450 SQUARE FEET MORE OR LESS.



- GENERAL NOTES:**
1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. **THIS IS NOT A BOUNDARY SURVEY.**
 2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
 3. BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF MADEORE STREET AS BEING NORTH 84°25'00" EAST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

HEREBY CERTIFY, that this map graphically depicts the results of a sketch and description made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 61G17-8, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

DATE OF SIGNATURE _____

PRIVETT-NILES and ASSOCIATES, INC.
 SURVEYING AND MAPPING CONSULTANTS
 LICENSED BUSINESS No. 8824
 3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
 ST. AUGUSTINE, FLORIDA 32084
 (904) 829-2591 FAX: (904) 829-5070

EXHIBIT "N" TO RESOLUTION

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT made this _____ day of _____, 2002, by and between Mount Moriah Baptist Church, Inc., A Florida Non-Profit Corporation, whose address is 676 Christopher St., St. Augustine, Florida 32084, grantor and ST. JOHNS COUNTY, FLORIDA a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property as described below for such purposes as a staging area for equipment and materials required for the drainage improvements and other uses as is reasonably necessary to enable the grantee to construct improvements, in the Colee Subdivision adjacent thereto. This Easement is over the land in St. Johns County, Florida, described as follows:

Property lying in Colee Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

The Southerly 10.00 Feet of Lot 21, Block 2 of Colee Subdivision as recorded in map Book 4, Pages 42-43 of the current Public Records of St. Johns County, Florida.

It is understood and agreed by the parties hereto that the rights granted herein should terminate 2 years from the time this document is executed.

Project Name: Community Development Block Grant (CDBG) Project for West Augustine Drainage Improvements.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in Our presence as Witnesses:

Debbie Taylor
Print Name: Debbie Taylor

Nanette Bradbury
Print Name: Nanette Bradbury

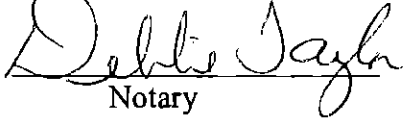
GRANTOR:
Mount Moriah Baptist Church, Inc.

By: Charles E. Ellis
~~Rev. Ronald L. Stafford~~
Charles E. Ellis, Chairman

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this 11th day of July, 2002 by **Charles E. Ellis, Chairman of the Mount Moriah Missionary Baptist Church, Inc.** and who has produced a driver's license as identification.

DR#E420-145-42-187-0


Notary



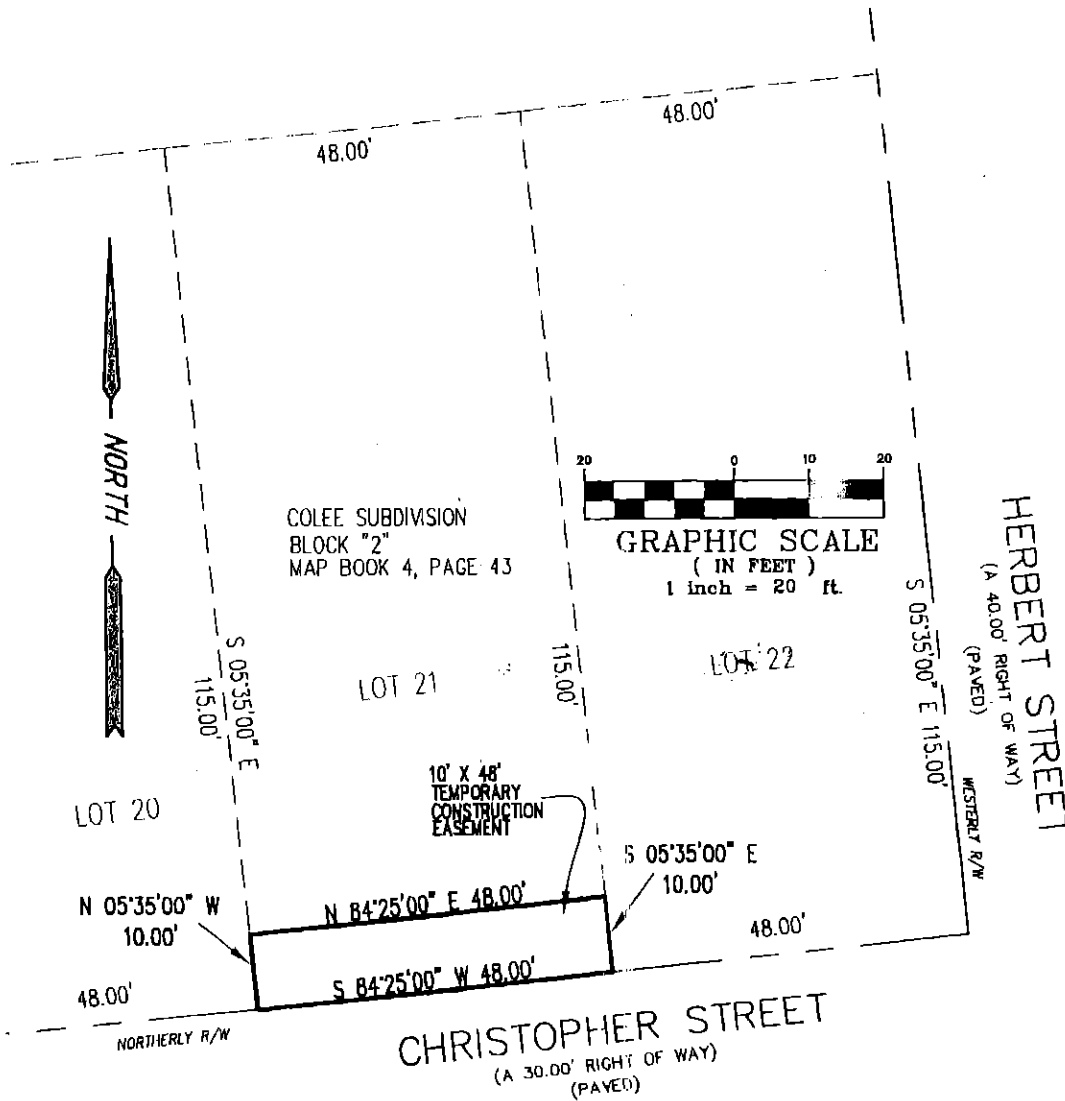
Debbie Taylor
Commission # CC 913963
Expires April 14, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

MAP SHOWING SKETCH AND DESCRIPTION OF:

A 10' X 48' TEMPORARY CONSTRUCTION EASEMENT LYING IN COLEE SUBDIVISION SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AS RECORDED IN MAP BOOK 4, PAGE 42-43 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

21
 THE SOUTHERLY 10.00 FEET OF LOT 20, BLOCK 2 OF COLEE SUBDIVISION AS RECORDED IN MAP BOOK 4, PAGES 42-43, OF THE CURRENT PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA.

CONTAINING 480 SQUARE FEET MORE OR LESS.



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF CHRISTOPHER STREET AS BEING NORTH 84°25'00" EAST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY, that this map graphically depicts the results of a sketch and description made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 1B17-8, Florida Administrative Code: Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

DATE OF SIGNATURE

PRIVETT-NILES and ASSOCIATES, INC.
 SURVEYING AND MAPPING CONSULTANTS
 LICENSED BUSINESS No. 8824
 3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
 ST. AUGUSTINE, FLORIDA 32084
 (904) 829-2591 FAX: (904) 829-6070

EXHIBIT "O" TO RESOLUTION

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT made this _____ day of _____, 2002, by and between Mount Moriah Missionary Baptist Church, Inc., A Florida Non-Profit Corporation, whose address is 676 Christopher St., St. Augustine, Florida 32084, grantor and ST. JOHNS COUNTY, FLORIDA a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property as described below for such purposes as a staging area for equipment and materials required for the drainage improvements and other uses as is reasonably necessary to enable the grantee to construct improvements, in the Colee Subdivision adjacent thereto. This Easement is over the land in St. Johns County, Florida, described as follows:

Property lying in Colee Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

The Southerly 10.00 feet of Lot 20, Block 2 of Colee Subdivision as recorded in Map Book 4, Pages 42-43, of the current Public Records of St. Johns County, Florida.

It is understood and agreed by the parties hereto that the rights granted herein should terminate 2 years from the time this document is executed.

Project Name: Community Development Block Grant (CDBG) Project for West Augustine Drainage Improvements.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence as Witnesses:

GRANTOR:
Mount Moriah Missionary Baptist Church, Inc.

Joseph J. Bonanno
Print Name: JOSEPH JAMES BONANNO

By: Charles E. Ellis
Rev. Ronald L. Stafford


Debbie Taylor
Print Name: Debbie Taylor

CHARLES E. ELLIS, Trustee Chair

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this 11th day of July, 2002 by **Charles E. Ellis, Chairman of the Mount Moriah Missionary Baptist Church, Inc.** and who has produced a driver's license as identification.

DR#E420-145-42-187-0


Notary



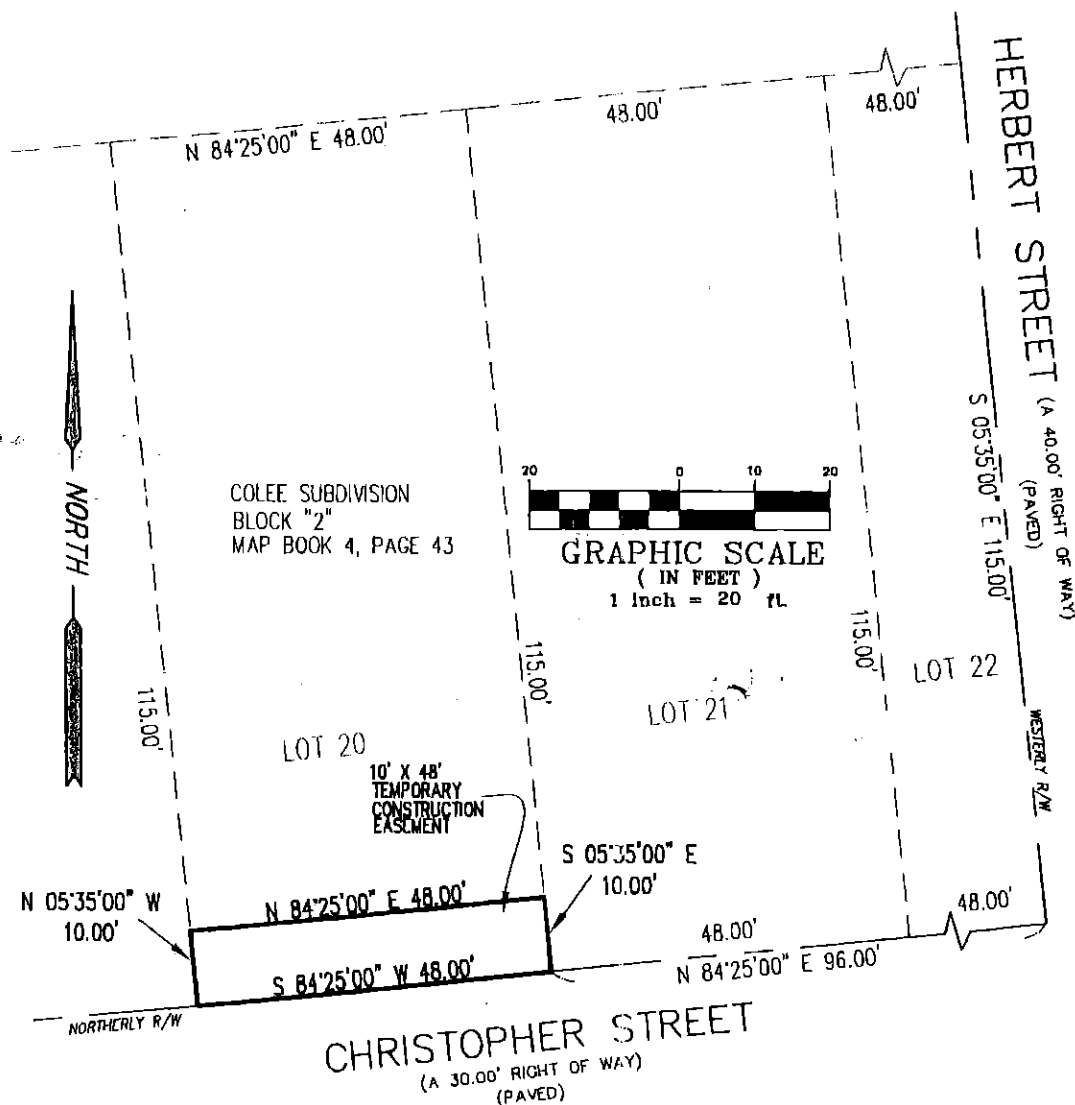
Debbie Taylor
Commission # CC 913963
Expires April 14, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

MAP SHOWING SKETCH AND DESCRIPTION OF:

A 10' X 48' TEMPORARY CONSTRUCTION EASEMENT LYING IN COLEE SUBDIVISION SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST AS RECORDED IN MAP BOOK 4, PAGE 42-43 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE SOUTHERLY 10.00 FEET OF LOT 20, BLOCK 2 OF COLEE SUBDIVISION AS RECORDED IN MAP BOOK 4, PAGES 42-43, OF THE CURRENT PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA.

CONTAINING 480 SQUARE FEET MORE OR LESS.



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. **THIS IS NOT A BOUNDARY SURVEY.**
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF CHRISTOPHER STREET AS BEING NORTH 84°25'00" EAST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY, that this map graphically depicts the results of a sketch and description made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 81G17-6, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

DATE OF SIGNATURE _____

PRIVETT-NILES and ASSOCIATES, INC.
 SURVEYING AND MAPPING CONSULTANTS
 LICENSED BUSINESS No. 8824
 3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
 ST. AUGUSTINE, FLORIDA 32084
 (904) 828-2581 FAX: (904) 828-5070

EXHIBIT "P" TO RESOLUTION

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT made this _____ day of _____, 2002, by and between Mt. Moriah Baptist Church, A Florida Non-Profit Corporation, whose address is 676 Christopher St., St. Augustine, Florida 32084, grantor and ST. JOHNS COUNTY, FLORIDA a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property as described below for such purposes as a staging area for equipment and materials required for the drainage improvements and other uses as is reasonably necessary to enable the grantee to construct improvements, in the Colee Subdivision adjacent thereto. This Easement is over the land in St. Johns County, Florida, described as follows:

Property lying in Colee Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

The Northerly 5.00 feet of Lot 1, Block 4 of the Colee Subdivision as recorded in Map Book 4, Pages 42-43, of the current Public Records of St. Johns County, Florida.

It is understood and agreed by the parties hereto that the rights granted herein should terminate 2 years from the time this document is executed.

Project Name: Community Development Block Grant (CDBG) Project for West Augustine Drainage Improvements.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

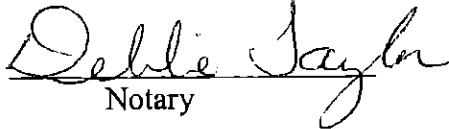
Signed, sealed and delivered in
Our presence as Witnesses:

Joseph J. Bonanno
Print Name: JOSEPH JAMES BONANNO
Debbie Taylor
Print Name: Debbie Taylor

GRANTOR:
Mt. Moriah Baptist Church
By: Charles E. Ellis
Rev. Ronald L. Stafford
CHARLES E. ELLIS, CHAIR

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this 11th day of July, 2002 by **Charles E. Ellis, Chairman of the Mount Moriah Missionary Baptist Church, Inc.** and who has produced a driver's license as identification.
DR#E420-145-42-187-0


Notary



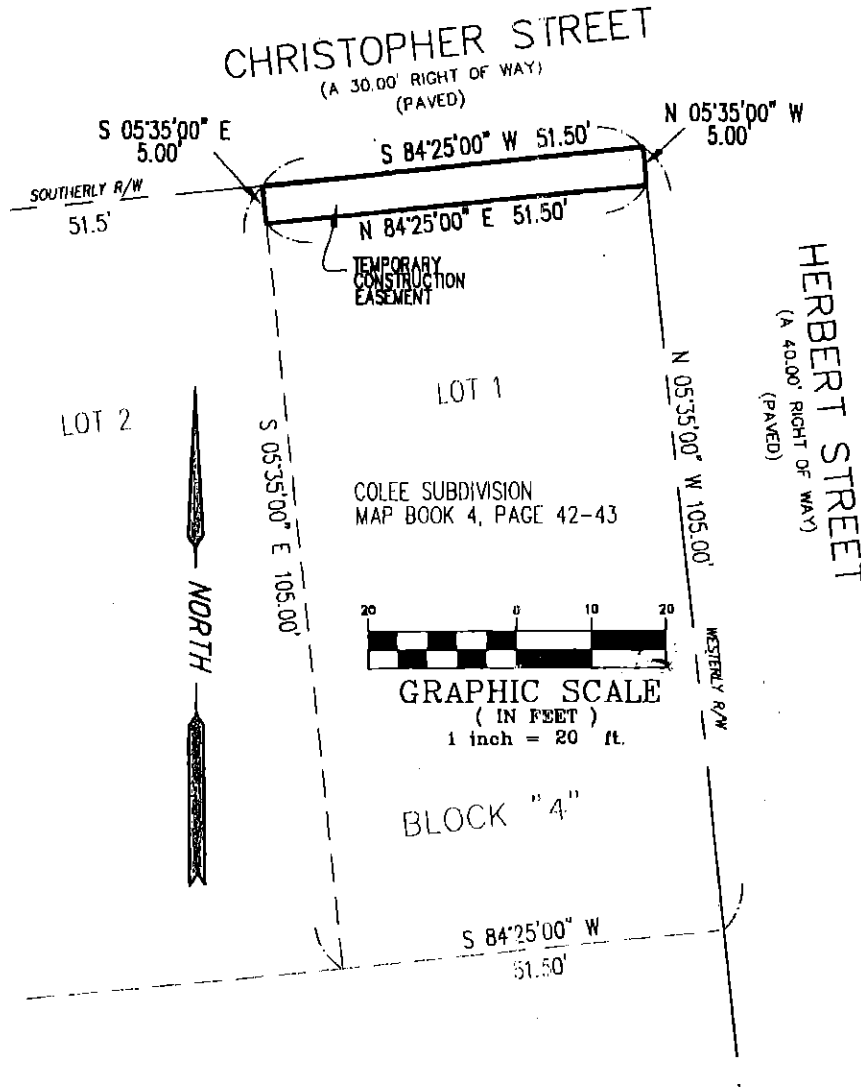
Debbie Taylor
Commission # CC 913963
Expires April 14, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

MAP SHOWING SKETCH AND DESCRIPTION OF:

A 5' X 51.5' TEMPORARY CONSTRUCTION EASEMENT LYING IN COLEE SUBDIVISION
SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
AS RECORDED IN MAP BOOK 4, PAGES 42-43 OF THE CURRENT PUBLIC RECORDS OF
ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE NORTHERLY 5.00 FEET OF LOT 1, BLOCK 4 OF
THE COLEE SUBDIVISION AS RECORDED IN MAP
BOOK 4, PAGES 42-43, OF THE CURRENT PUBLIC
RECORDS ST. JOHNS COUNTY, FLORIDA.

CONTAINING 257.5 SQUARE FEET MORE OR LESS.



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF CHRISTOPHER STREET AS BEING SOUTH 84°25'00" WEST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY that this map graphically depicts the results of a sketch and description made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 61G17-8, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

DATE OF SIGNATURE

PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 8824

3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 828-2591 FAX: (904) 828-5070

EXHIBIT "Q" TO RESOLUTION

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT made this _____ day of _____, 2002, by and between Ronald L. Stafford and Sheila A. Stafford, whose address is 655 Christopher St., St. Augustine, Florida 32084, grantor and **ST. JOHNS COUNTY, FLORIDA** a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property as described below for such purposes as a staging area for equipment and materials required for the drainage improvements and other uses as is reasonably necessary to enable the grantee to construct improvements, in the Colee Subdivision adjacent thereto. This Easement is over the land in St. Johns County, Florida, described as follows:

Property lying in Colee Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

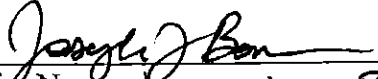
The Northerly 5.00 feet of Lot 4, Block 4, of the Colee Subdivision as recorded in Map Book 4, Page 42-43, of the current Public Records St. Johns County, Florida.

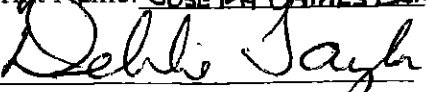
It is understood and agreed by the parties hereto that the rights granted herein should terminate 2 years from the time this document is executed.

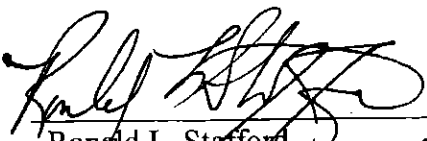
Project Name: Community Development Block Grant (CDBG) Project for West Augustine Drainage Improvements.

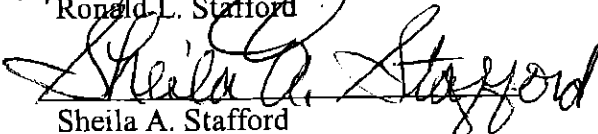
IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence as Witnesses:


Print Name: JOSEPH JAMES BONANNO


Print Name: Debbie Taylor


Ronald L. Stafford


Sheila A. Stafford

State of Florida
County St. Johns

The foregoing instrument was acknowledged before me this 11th day of July, 2002
by Ronald L. Stafford and Sheila A. Stafford who has produced
DL# S316-732-50-378-0 as identification.

Debbie Taylor

S 316-781-50-552-0

Notary Public



Debbie Taylor
Commission # CC 913963
Expires April 14, 2004
Bonded Thru
Atlantic Bonding Co., Inc.



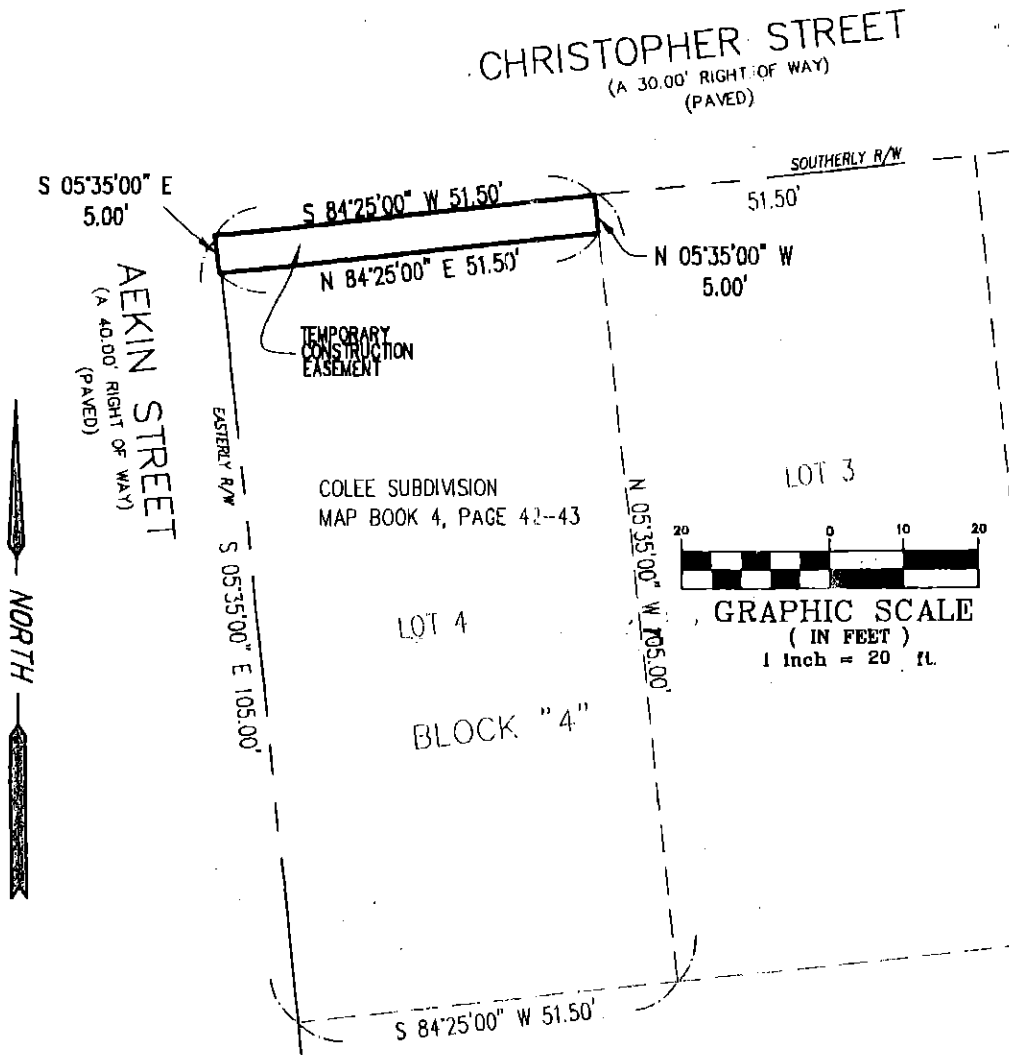
Debbie Taylor
Commission # CC 913963
Expires April 14, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

MAP SHOWING SKETCH AND DESCRIPTION OF:

A 5' X 51.5' TEMPORARY CONSTRUCTION EASEMENT LYING IN COLEE SUBDIVISION SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AS RECORDED IN MAP BOOK 4, PAGES 42-43 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

THE NORTHERLY 5.00 FEET OF LOT 4, BLOCK 4 OF THE COLEE SUBDIVISION AS RECORDED IN MAP BOOK 4, PAGES 42-43, OF THE CURRENT PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA.

CONTAINING 257.5 SQUARE FEET MORE OR LESS.



GENERAL NOTES:

1. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY AND DOES NOT ADDRESS ANY UNDERGROUND UTILITIES OR ENVIRONMENTAL CONCERNS AS MAY BE DEEMED AS SUCH BY ANY GOVERNMENT AGENCY OR SPECIAL INTEREST GROUPS. **THIS IS NOT A BOUNDARY SURVEY.**
2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND PRIVETT-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF CHRISTOPHER STREET AS BEING SOUTH 84°25'00" WEST.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY that this map graphically depicts the results of a sketch and description made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 81G17-6, Florida Administrative Code; Pursuant to Section 472.027, Florida Statutes; subject to all notes and notations shown hereon.

DATE OF SIGNATURE

PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 8824

3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2881 FAX: (904) 829-5070

EXHIBIT "R" TO RESOLUTION

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT made this _____ day of _____, 2002, by and between Josephine Quarterman, whose address is 854 West 7th St., St. Augustine FL 32084, grantor and **ST. JOHNS COUNTY, FLORIDA** a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property as described below for such purposes as a staging area for equipment and materials required for the drainage improvements and other uses as is reasonably necessary to enable the grantee to construct improvements, in the Colee Subdivision adjacent thereto. This Easement is over the land in St. Johns County, Florida, described as follows:

Property lying in Colee Subdivision Section 45, Township 7 South, Range 29 East, more particularly described as follows:

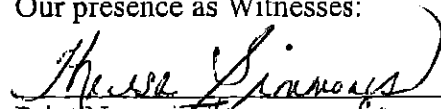
The Northerly 10.00 feet of the Westerly 5.00 feet of Lot 4, Block 5 of Colee Subdivision as recorded in Map Book 5, Pages 42-43 of the current Public Records of St. Johns County, Florida.

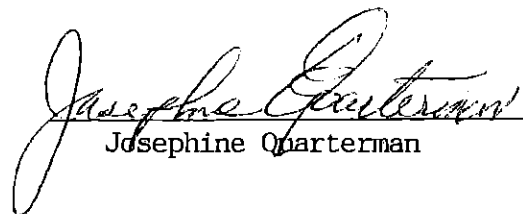
It is understood and agreed by the parties hereto that the rights granted herein should terminate 2 years from the time this document is executed.

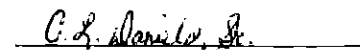
Project Name: Community Development Block Grant (CDBG) Project for West Augustine Drainage Improvements.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence as Witnesses:


Print Name: Theresa Simmons


Josephine Quarterman


Print Name: C.L. Daniels, Sr.

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 19th day of July, 2002
by Josephine Quarterman who has produced personally known
as identification.

Annette Will

Notary Public


 Annette Williams
Commission # OG 877031
Expires Nov. 16, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

EXHIBIT "S" TO RESOLUTION

RECIPROCAL GRANT OF EASEMENT

THIS RECIPROCAL GRANT OF EASEMENT DEED is made and executed the _____ day of _____, 2003 by **ST. JOHNS COUNTY, FLORIDA** (the "County"), a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 and **WILLIAM J. RIGGS**, whose address is 365 Seabreeze Avenue, St. Augustine, Florida 32080.

RECITALS

WHEREAS, the County owns and is desirous of improving a parcel of land ("Parcel 1") close but not adjacent to a public Right-of-Way – Madeore Street (the "Road"). The County desires to construct a storm water runoff treatment facility at this site. In order to make these desired improvements the County needs access to the site as well as the ability to construct a drainage conveyance from the Road to Parcel 1 on property adjacent to Parcel 1. This property (Parcel 2) and its parent property (the Parent Property) are owned by Mr. William J. Riggs. Parcel 1, the drainage conveyance, Parcel 2 and the Parent Property are generally depicted in **Exhibit "1"** attached hereto. Parcel 1 is more particularly described in "**Exhibit 1A**" attached hereto; and

WHEREAS, Mr. Riggs has indicated that at some future date he is desirous of making improvements to the Parent Property and has acknowledged the need for a Positive Legal Outfall and access to a permitted storm water treatment facility at such time. The County is willing to grant Mr. Riggs a drainage easement thereby providing for this needed outfall. In return Mr. Riggs is willing to grant to the County an easement for ingress and egress and drainage conveyance over Parcel 2. The drainage easement, the access easement, drainage conveyance and the general location of the future storm water treatment facility are generally depicted in "**Exhibit 2**" attached hereto. Parcel 2 is more particularly described in "**Exhibit 2A**" attached hereto; and

WHEREAS, The County in its permit applications to the St. Johns River Water Management District (SJRWMD) has included in its calculations allowances for the treatment of storm water runoff from the Parent Property. Therefore, the County is both willing and able to grant Mr. Riggs an easement for the ingress and treatment of storm water runoff from the Parent Property into the Drainage Facility, once constructed.

WHEREAS, this exchange of easements would benefit the County by providing access to Parcel 1 and the ability to install the drainage conveyance, thereby allowing for the construction of a functioning Drainage Facility. Conversely, this exchange of easements will benefit Mr. Riggs by insuring that drainage from the Parent Property will have "Positive Legal Outfall" and storm water treatment as defined in the St. Johns County Land Development Code.

WHEREAS, BOTH PARTIES covenant with each other that they are lawfully seized of these lands in fee simple and have good right and legal authority to convey the described interest in land.

WITNESSETH: That the County, the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by William J. Riggs, the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever the following:

A perpetual non-exclusive easement over the retention pond once constructed on Parcel 1 (more particularly described in "**Exhibit 1A**"), to discharge all storm water from the Parent Property for the purposes of treatment not to exceed a volume of one inch times the total area of the Parent Parcel or 2.5 inches times the impervious area of the improved Parent Parcel, whichever is greatest. This Easement is for the purposes of drainage of the Parent Property together also with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted. The Party of the first part (William J. Riggs) acknowledges that acceptance of the easement over the retention pond does not constitute or imply any maintenance or construction responsibility.

WITNESSETH: That William J. Riggs, the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by the County, the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever the following:

A perpetual non-exclusive easement for ingress and egress, and drainage conveyance to and over Parcel 2 more particularly described in "**Exhibit 2A**" and for removing at any time any and all of said improvements which may interfere with the reasonable exercise of ingress and egress and drainage conveyance over said lands, together with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

IN WITNESS WHEREOF, THE COUNTY, THE GRANTOR has hereunto set GRANTOR'S hand and seals the day and year first above written.

Signed, sealed and delivered in the Presence of:

Debbie Taylor
Print Witness Name: Debbie Taylor

By: William J Riggs
William J. Riggs
Print Name: William J Riggs

Title: Owner

Laurie C. Brodbeck
Print Witness Name: Laurie C. Brodbeck

IN WITNESS WHEREOF, MR. WILLIAM J. RIGGS, THE GRANTOR has hereunto set GRANTOR'S hand and seals the day and year first above written.

FOR ST. JOHNS COUNTY

Presence of:

Print Witness Name: _____

By: _____
Ben Adams, County Administrator

Print Name: _____
Title: _____

Print Witness Name: _____

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 4th day of Feb, 2003 by William J. Riggs, who is personally known or who has produced _____ as identification.

Debbie Taylor
Notary Public



Debbie Taylor
Commission # CC 913963
Expires April 14, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Exhibit "1"

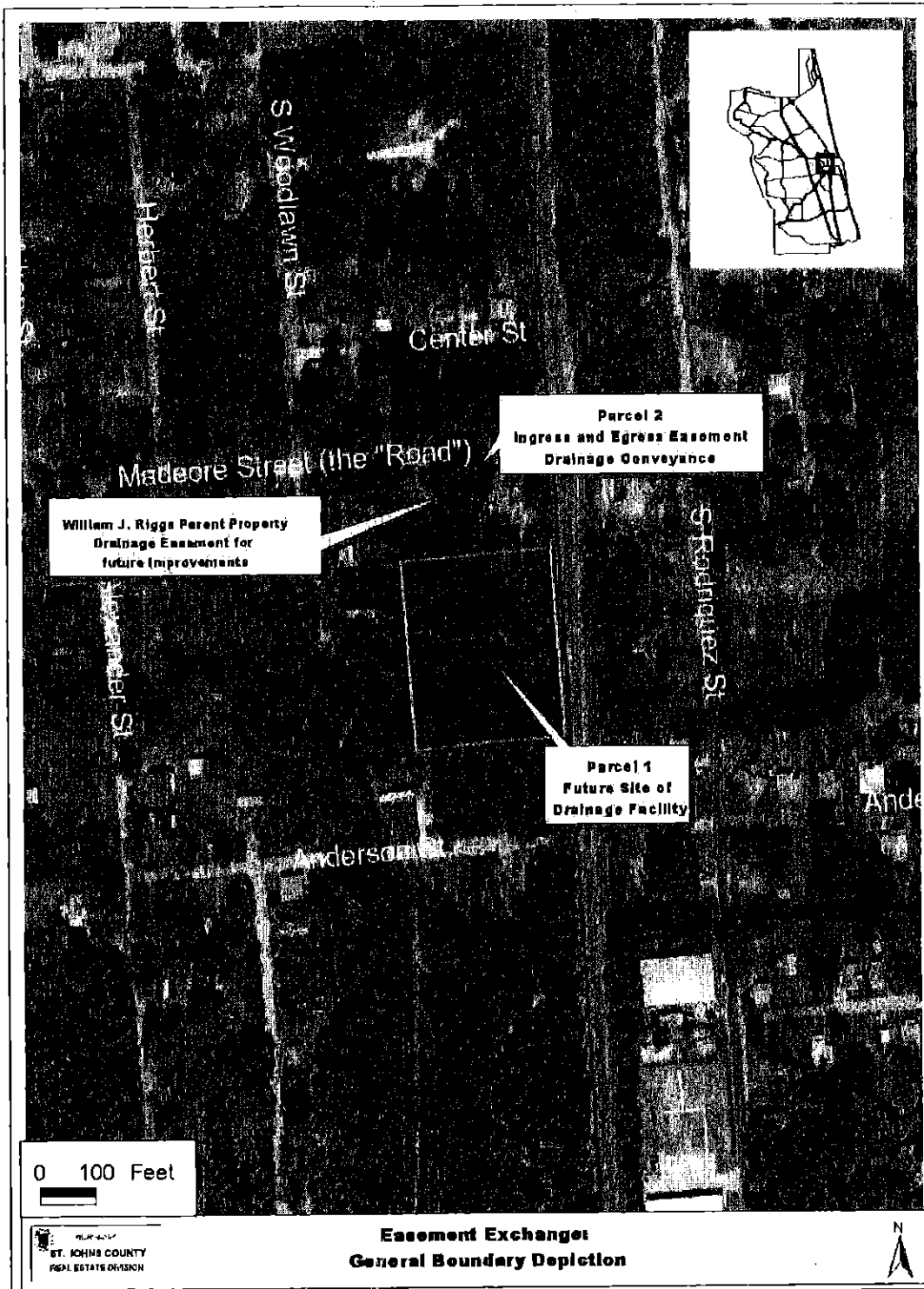


Exhibit "1A" (cont.)

LEGAL DESCRIPTION OF PARCEL 1

A portion of land lying in Section 45 (Antonio Huertas Grant) Township 7 South, Range 29 East, St. Johns County, Florida. Being more particularly described as follows:

For a point of reference commence at the Northwest corner Lot 7, Block 14 of the Atcheson Subdivision as recorded in Map Book 3, page 44; thence easterly along the north line of said subdivision 130 feet more or less to the northwest corner of Lot 7 of said subdivision; thence continue easterly along the north line of said subdivision 277 feet more or less to the intersection with the westerly right of way line Florida East Coast Railway per Railway Map V-1f / S-1a; thence southerly, parallel to and 50 feet west of the centerline of said right of way, 330 feet more or less to the south line of Lot 23, Block 14 of said subdivision; thence westerly along said south line of Block 14, 272 feet more or less to the southwest corner of Lot 28 of said block and subdivision; thence northerly, 330 feet more or less to the point of beginning. Together with any portion of a 30-foot right of way also known as Cypress Street encompassed within this description.

Exhibit "2"

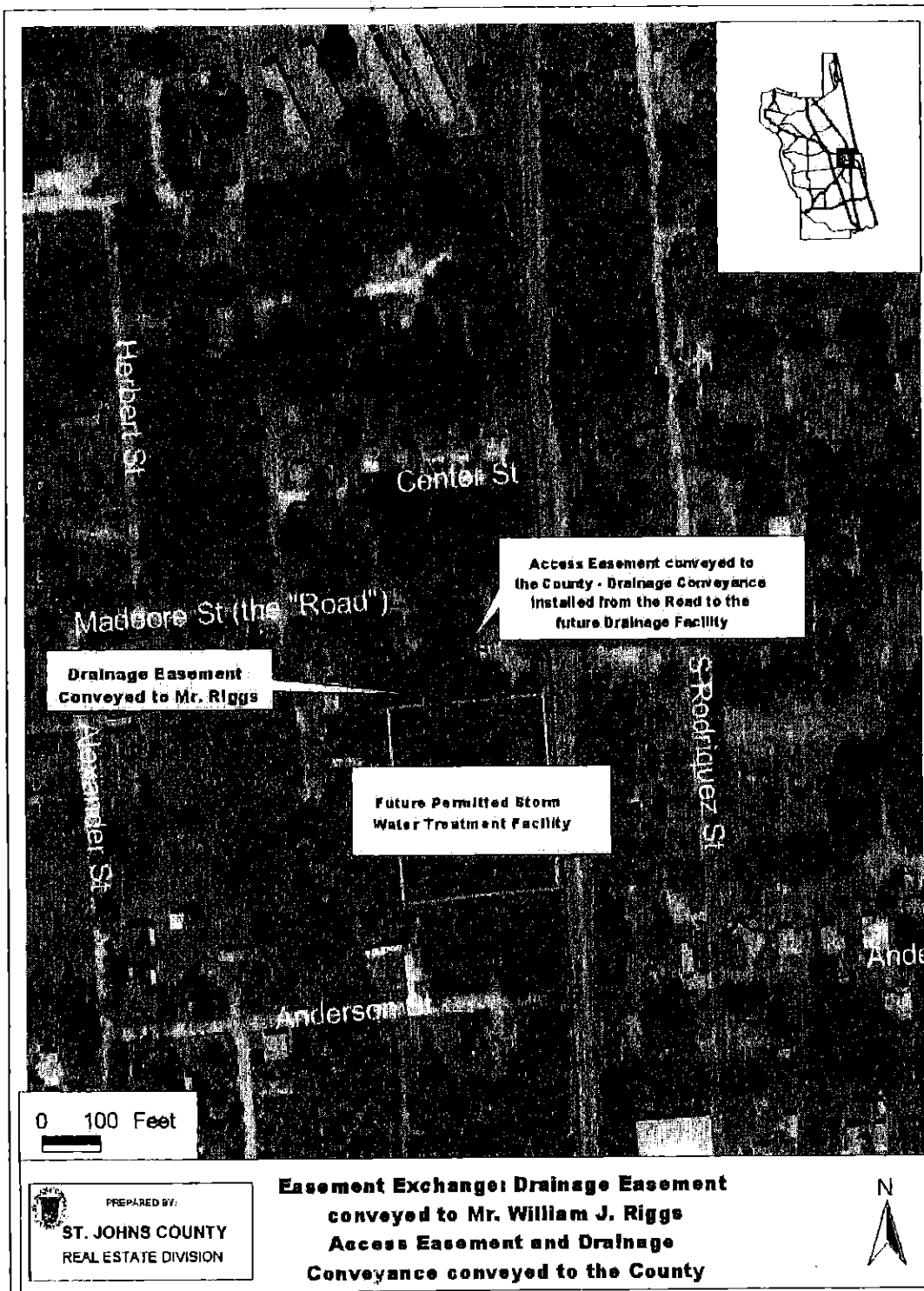


Exhibit "2A" (cont.)

LEGAL DESCRIPTION OF PARCEL 2

THE EAST 25 FEET OF LOT 7, BLOCK 14, HEURTAS GRANT, ACCORDING TO THE MAP OF NEW AUGUSTINE, DATED 1918, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

EXHIBIT "T" TO RESOLUTION

Return original recorded document to:
Department of Resource Management
Division of Permit Data Services
St. Johns River Water Management District
Post Office Box 1429
Palatka, Florida 32178-1429

Send copy to:
Department of Resource Management
Division of Environmental Resource Compliance
St. Johns River Water Management District

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this 13th day of January, 200~~2~~³ by FLORIDA LOW INCOME HOUSING ASSOCIATES, INC. having an address at 701 White Blvd., Inverness, FL 34453 ("Grantor"), in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, having a mailing address at P. O. Box 1429, Palatka, Florida 32178-1429 ("Grantee").

WITNESSETH:

WHEREAS, Grantor solely owns in fee simple certain real property in St. Johns County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference as the Property;

WHEREAS, Grantor grants this conservation easement as a condition of permit #4-019-63991-1 issued by Grantee, solely to off-set adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Property in its natural condition in perpetuity;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and

character and to the extent hereinafter set forth (the "Conservation Easement").

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

1. Purpose. The purpose of the Conservation Easement is to assure that the Property will be retained forever in their existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of these areas.

2. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of the Conservation Easement is prohibited. The Conservation Easement expressly prohibits the following activities and uses:

(a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.

(b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.

(c) Removing or destroying trees, shrubs, or other vegetation.

(d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.

(e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.

(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

(g) Acts or uses detrimental to such retention of land or water areas.

(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. Responsibilities. The Grantor, its successors and assigns, are responsible for the periodic removal of trash and other debris which may accumulate in the Property.

4. Rights of District. To accomplish the purposes stated in the Conservation Easement, The Grantor conveyed the following rights to the District:

(a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Developer or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement.

(b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Amendment. The provisions of the Conservation Easement may not be amended without the prior written approval of the District.

6. Grantee's Liability. Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantors, nor any person or entity claiming by or through Grantors, shall hold Grantee liable for any damage or injury to person or personal property which may occur on the Property.

7. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

8. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of St. Johns County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

9. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement on the day and year first above written.

Signed, sealed and delivered

GRANTOR:
FLORIDA LOW INCOME HOUSING
ASSOCIATES, INC.

in our presence as witnesses:

Signature: DAN Wilson
Printed Name: Dan Wilson

By: [Signature]
Printed Name: MAUREEN WILSON
Title: EXECUTIVE DIRECTOR

Signature: George M White
Printed Name: George M. WHITE

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 13th day of January, 2002, by Maureen Wilson, who is Executive Director of FLORIDA LOW INCOME HOUSING ASSOCIATES, INC. who did not take an oath.



[Signature]
Notary Public, State of Florida
at Large.

My Commission Expires:

Serial No. _____

Personally known X OR produced identification _____. Identification produced _____.

EXHIBIT A

Tract A (wetland enhancements), described as a parcel of land in Section 45, Township 7 South, Range 29 East, commencing at the northeast corner of Lot 1, Block 2 of the Sunrise Park Subdivision described in OR Book 6, Page 8 proceed along the westerly right of way line of Adams Street $S0^{\circ}45'22''E$ for a distance of 208.02 feet to the northerly right of way line of Ora Street; thence $S88^{\circ}11'34''W$ for a distance of 100.00 feet; thence $S4^{\circ}29'55''W$ for a distance of 27.23 feet to the Point of Beginning; thence proceed along the centerline of the Oyster Creek $S52^{\circ}4'21''E$ for a distance of 30.84 feet to a point tangent to a curve bearing left along the southerly line of Block 3 of said Sunrise Park Subdivision; thence proceed along said curve for a distance of 102.73 feet; thence proceed $N73^{\circ}35'23''W$ for a distance of 41.79 feet; thence proceed $N69^{\circ}16'18''W$ for a distance of 30.93 feet; thence proceed $N66^{\circ}40'31''W$ for a distance of 38.97 feet; thence proceed $N33^{\circ}12'56''W$ for a distance of 29.66 feet; thence proceed $N38^{\circ}29'49''E$ for a distance of 17.25 feet to the Point of Beginning, an area of 0.05 acres, more or less.

Tract B (littoral wetland improvements) described as a parcel of land in Section 45, Township 7 South, Range 29 East, commencing at the northeast corner of Lot 1, Block 2 of the Sunrise Park Subdivision described in OR Book 6, Page 8 proceed along the westerly right of way line of Adams Street $S0^{\circ}45'22''E$ for a distance of 208.02 feet to the northerly right of way line of Ora Street; thence $S88^{\circ}11'34''W$ for a distance of 100.00 feet; $S38^{\circ}37'29''W$ for a distance of 45.91 feet to the Point of Beginning; thence proceed $S33^{\circ}12'56''E$ for a distance of 21.85 feet; thence proceed $S66^{\circ}40'31''E$ for a distance of 38.97 feet; thence proceed $S69^{\circ}16'18''E$ for a distance of 30.93 feet; thence proceed $S73^{\circ}35'23''E$ for a distance of 41.79 feet to a curve bearing left along the southerly line of Block 3 of said Sunrise Park Subdivision; thence proceed along said curve for a distance of 108.95 feet to a curve bearing left with a radius of 246.97 feet and an included angle of $1^{\circ}52'12''$; thence proceed along said curve for a distance of 8.06 feet; thence proceed $S69^{\circ}5'8''W$ for a distance of 7.22 feet to a curve described as offset 8.00 feet from the southerly line of Block 3 of said Sunrise Park Subdivision; thence proceed along said curve for a distance of 99.96 feet; thence proceed $N73^{\circ}35'18''W$ for a distance of 41.80 feet; thence proceed $N69^{\circ}6'24''W$ for a distance of 15.27 feet; thence proceed $N66^{\circ}40'25''W$ for a distance of 42.56 feet; thence proceed $S42^{\circ}54'6''E$ for a distance of 57.40 feet; thence proceed $S46^{\circ}36'25''E$ for a distance of 34.58 feet; thence proceed $S49^{\circ}12'13''E$ for a distance of 47.28 feet; thence proceed $S49^{\circ}31'2''E$ for a distance of 69.21 feet; thence proceed $S45^{\circ}44'21''E$ for a distance of 36.07 feet; thence proceed $S46^{\circ}36'25''E$ for a distance of 34.58 feet to a curve bearing left with a radius of 955.92 feet and an included angle of $1^{\circ}7'4''$ thence proceed along said curve for a distance of 18.65 feet; thence proceed $N45^{\circ}6'7''W$ for a distance of 49.47 feet; thence proceed $N49^{\circ}31'2''W$ for a distance of 68.82 feet; thence proceed $N49^{\circ}15'48''W$ for a distance of 44.92 feet; thence proceed $N46^{\circ}43'4''W$ for a distance of 37.86 feet; thence proceed $N42^{\circ}54'6''W$ for a distance of 65.65 feet; thence proceed $N17^{\circ}34'33''E$ for a distance of 27.97 feet to the Point of Beginning an area of 0.12 acres more or less.

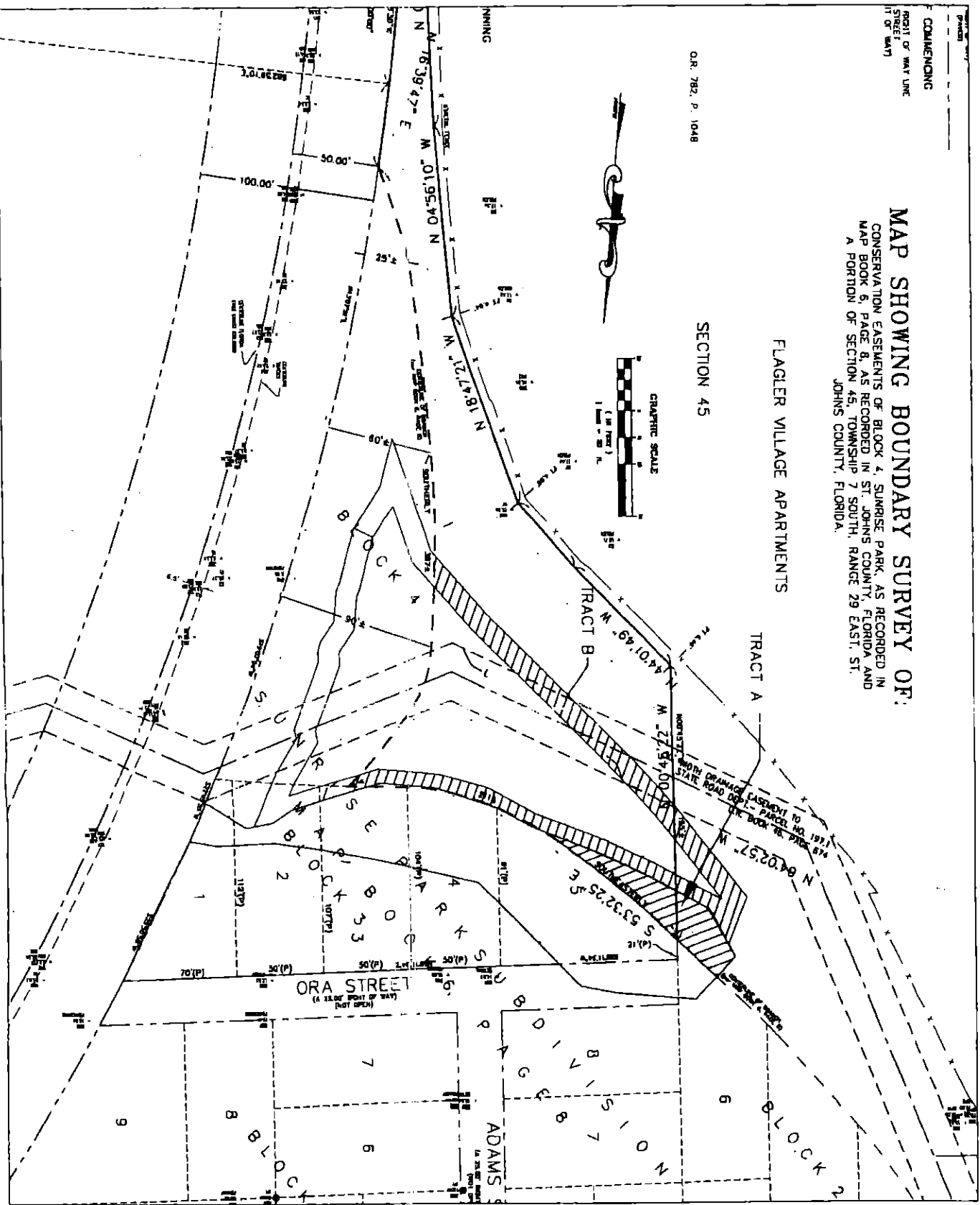
COMPLETING
RIGHT OF WAY LINE
STREET
LINE

MAP SHOWING BOUNDARY SURVEY OF: CONSERVATION EASEMENTS OF BLOCK 4, SUNRISE PARK, AS RECORDED IN MAP BOOK 6, PAGE 8, AS RECORDED IN ST. JOHNS COUNTY, FLORIDA AND A PORTION OF SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

O.R. 782, P. 1048

SECTION 45

FLAGLER VILLAGE APARTMENTS



LEGEND
1. BOUNDARY SURVEY
2. CONSERVATION EASEMENT
3. EASEMENT TO STATE ROAD DEPT.
4. EASEMENT TO PARCEL IN BOOK 16, PAGE 614
5. EASEMENT TO PARCEL IN BOOK 16, PAGE 614
6. EASEMENT TO PARCEL IN BOOK 16, PAGE 614
7. EASEMENT TO PARCEL IN BOOK 16, PAGE 614
8. EASEMENT TO PARCEL IN BOOK 16, PAGE 614
9. EASEMENT TO PARCEL IN BOOK 16, PAGE 614

EXHIBIT "U" TO RESOLUTION
PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and effective as of MARCH 21, 2002, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32095 ("Buyer") and **ROBERT LEE ADAMS**, whose address is 827 W. CITRON STREET, CORONA, CA 92882 ("Seller").

WITNESSETH:

WHEREAS, the County is desirous of purchasing a portion of the properties owned by the Seller and Seller is desirous of selling upon the terms and conditions hereinafter expressed; and

WHEREAS, it is in the public interest for the Buyer to acquire fee simple ownership of the property, described in Exhibit "A", attached hereto, incorporated by reference and made a part hereof, (hereinafter "Property") for the acquisition of property required for the St. Augustine Drainage Improvements, West St. Augustine; and

NOW THEREFORE, it is mutually agreed as follows:

1. Purchase Price and Deposit.

(a) The purchase price ("Purchase Price") is \$30,000.00 subject to the prorations hereinafter provided. The Purchase Price shall be paid as follows:

| <u>Payment</u> | <u>Due Date</u> | <u>Amount</u> |
|--|---|--------------------|
| (I) Deposit to be held in Escrow by Escrow Agent (hereinafter defined) | Due within fifteen (15) days of Commission Approval (hereinafter defined) | \$3,000.00 |
| (ii) Cash to Close | Closing Day | \$27,000.00 |
| TOTAL PURCHASE PRICE | | \$30,000.00 |

Payment of the Purchase Price shall be in cash or other immediately available funds.

2. Title Evidence.

(a) Buyer agrees, at its sole option and expense, to take all reasonable action to obtain within 45 days from the effective date, a title guarantee commitment ("Commitment") issued by a title company authorized to do business in the State of Florida ("Title Company") agreeing to issue to Buyer, upon recording the Deed an owner's policy of title insurance in the amount of the Purchase Price, insuring Buyer's title to the property subject only to the following (the "Permitted Encumbrances"):

(i) zoning, restrictions, prohibitions, regulations, ordinances and other requirements of any applicable governmental authority;

(ii) the lien of taxes and assessments for the calendar year of the Closing and all subsequent years;

(iii) restrictions and matters appearing on the plat of the Property; and

(b) Buyer shall notify Seller in writing ("Title Notice") within 10 day after Buyer's receipt of the Commitment if the Commitment cannot be obtained or it discloses any defects in the title to the Property, other than the Permitted Encumbrances. Any such defects appearing in the Commitment not timely noted by Buyer in the Title Notice shall be deemed to have been waived by Buyer. In the event the Commitment discloses any defect and such defect is timely noted in a Title Notice, Seller, at Seller's sole option and expense, shall have 90 days from the date it receives the Title Notice within which to cure such defect (with a corresponding extension to the Closing Date as necessary). If after the expiration of such 90-day period, Seller has not cured title defects, then in such event, Buyer's remedies shall be limited solely to either (x) accepting such title to the Property as Seller shall be able to convey, without adjustment to or diminution of the Purchase Price or (y) terminating this Agreement and receiving a return of the Deposit.

3. Identity and Obligation of Escrow Agent.

(a) Independent Title, 2676 US 1 South, St. Augustine, Florida 32086, shall be Escrow Agent, at no additional charge to Seller or Buyer but with the right to serve as underwriter for the title insurance policy.

(b) If there is any dispute as to whether Escrow Agent is obligated to deliver the Deposit, or any other monies or documents which it holds or as to whom such Deposit, monies or documents are to be delivered, Escrow Agent shall not be obligated to make any delivery, but, in such event, may hold same until receipt by Escrow Agent of an authorization, in writing, signed by all the parties having an interest in such dispute directing the disposition of same, or in the absence of such authorization, Escrow Agent may hold such Deposit, monies or documents until the final determination of the rights of the parties in an appropriate proceeding.

If such written authorization is not given or proceeding for such determination is not begun and diligently continued, Escrow Agent may, but not required to, bring an appropriate interpleader action or proceeding for leave to deposit such Deposit, monies or documents in court, pending such determination. Escrow Agent shall not be responsible for any acts or omissions unless the same constitutes gross negligence or willful misconduct and upon making delivery of the Deposit, monies or documents which Escrow Agent holds, in accordance with the terms of this Agreement, Escrow Agent shall have absolutely no further liability hereunder.

In the event Escrow Agent places the Deposit, monies or documents that have actually been delivered to Escrow Agent in the Registry of the Circuit Court in and for the County in which the Property is located and files an action of interpleader, naming the parties hereto, Escrow Agent shall be released and relieved from any and all further obligation and liability hereunder or in connection herewith.

4. Closing. Unless extended by the terms of Section 2, or other provisions hereof, the closing of the sale of the Property ("Closing") shall take place at the offices of the Escrow Agent, Independent Title, 2676 US 1 South, St. Augustine, Florida 32086, on or before 90 days from the date of this Agreement ("Closing Date"), TIME BEING OF THE ESSENCE.

5. Prorations. Any real property taxes shall be prorated on the basis of the 2001 taxes at the highest allowable discount.

6. Seller's Representations. Seller represents to Buyer that he owns fee simple title to the Property and has full right and authority to execute this Agreement and consummate the transactions contemplated hereby subject to the terms, provisions and conditions hereof.

7. Closing Procedure and Documents.

(a) At the Closing, simultaneously with the payment of the Purchase Price by Buyer, Seller shall deliver or cause to be delivered to Buyer the following:

(i) a general warranty deed ("Deed") conveying the fee simple title to the Property, subject only to the Permitted Encumbrances and the matters referred to on the Commitment;

(ii) a Non-Foreign Certificate and Request for Taxpayer Identification Number "FIRPTA" affidavit to be signed by seller.

(iii) an affidavit in the form required by the Title Company to delete the standard printed exception relating to the "gap" and to remove the standard printed exceptions for mechanics' lien and parties in possession other than Occupancy Tenants (except to the extent the same constitute Permitted Encumbrances).

(b) At the Closing, Escrow Agent shall deliver the Deposit and Buyer shall deliver the cash to close, to Seller, in accordance with Section 1. Buyer shall execute and deliver to Seller such consents and authorizations as Seller may reasonably deem necessary to evidence the authority of Buyer to purchase the Property and to consummate all other actions required to be taken by Buyer under this Agreement.

(c) At the Closing, Seller and Buyer shall mutually execute and deliver to each other a closing statement in customary form.

(d) At the Closing, Seller and Buyer shall execute such further documents and agreements as are reasonably appropriate or reasonably necessary to consummate the transaction as herein contemplated.

8. Closing Expenses. Buyer shall pay the cost of the owner's title policy issued pursuant to the Commitment, the cost of documentary stamps on the deed, all of the expenses in connection with this transaction. Each party shall be responsible for their own attorney's fees if applicable.

9. Survey and Legal Description. Between this date and Closing, Buyer shall have the Property surveyed. Buyer shall provide written notice ("Survey Notice") to Seller within 10 days after Buyer's receipt of any such new survey ("Survey") if the Survey discloses any encroachments or any other title defects affecting the Property (other than Permitted Encumbrances). All such encroachments or defects so noted in the Survey Notice are to be regarded for all purposes under this Agreement as title defects and, as such, are to be treated in the manner provided in Section 2. Any such title defects shown on the Survey and not timely noted in the Survey Notice to Seller shall be deemed to have been waived by Buyer.

10. Condition of Property and Buyer's Right of Inspection. Buyer shall have the right for ninety (90) days from the date of this Agreement ("Inspection Termination Date") to enter upon the Property for the purpose of physically inspecting the Property and conducting surveys, studies and tests or assessments including but not limited to Phase 1 Environmental Study, Real Estate Appraisal, and Engineering analysis to determine the Property's suitability for Buyer's intended purpose. Seller hereby gives Buyer the right to enter upon, test and inspect the Property at Buyer's sole cost and risk. Buyer agrees to provide Seller with copies of all reports conducted on the Property. If Buyer determines that the Property is unsuitable, Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on or prior to the Inspection Termination Date. Such notice of termination must be given on or before the Inspection Termination Date. If such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate.

11. Default. (a) Default by Seller. If Seller defaults by performance of any of Seller's obligations in this Agreement or breaches any warranty or representation, Buyer may receive an immediate refund of the Deposit, and then at its option either may terminate this Agreement and sue

for damages or sue for specific damages to the extent allowed by Florida law.

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(b) Default by Buyer. If Buyer defaults in the performance of any of Buyer's obligations in this Agreement for any reason, other than the Seller's default or the termination of this Agreement pursuant to the specific provisions hereof, Seller will be entitled to receive the Deposit and Seller may sue for damages or specific performance, to the extent allowed by Florida law, and this Agreement and the rights of the parties hereunder shall immediately and automatically terminate.

12. Survival. All covenants, terms, provisions, representations and warranties set forth in this Agreement, except as specifically provided otherwise herein, shall at the Closing be merged into the Deed.

13. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Agreement.

14. Modification Must be in Writing. No modification or termination of this Agreement shall be valid unless executed in writing and signed by the applicable duly authorized representatives of Seller and Buyer.

15. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

16. Assignability. This Agreement may not be assigned by Seller or Buyer without the written consent of all parties.

17. Time. Time is of the essence of all provisions of this Agreement.

18. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Florida. The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms. It is agreed venue for determination of such disputes shall be in St. Johns County.

19. Notices. Any notice hereunder must be in writing and delivered personally or by United State Mail, Registered or Certified, Return Receipt Requested; United State Express Mail; or Federal Express or equivalent courier service, and shall not be effective only if and when received by the party to be notified. For purposes of notice, the addresses of the parties shall be set forth below or as may be designated by notice to the other from time to time.

Seller: Robert Lee Adams
827 W. CITRON STREET
CORONA, CA 92882

Buyer: St. Johns County
Ben W. Adams, Jr., County Administrator
4020 Lewis Speedway
St. Augustine, Florida 32095

Escrow Agent: Independent Title
2676 US 1 South
St. Augustine, Florida 32086

20. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no agreements, representations or warranties, oral or written which have not been incorporated herein.

21. Applicability. This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective successors and, to the extent that assignment is permitted hereunder, their assigns.

22. Board of County Commission Approval. This Agreement is subject to the adoption of a resolution by the St. Johns County Commissioners authorizing the County Administrator to execute this Agreement and approving the performance of this Agreement by Buyer.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement effective as of the date first above written.

BUYER:
ST. JOHNS COUNTY, FLORIDA

Ben W. Adams, Jr.
Ben W. Adams, Jr.
County Administrator

Laura S. Taylor
Witness Name Laura S. Taylor

Sandra J. Sheffield
Witness Name Sandra J. Sheffield

SELLER:
Robert Lee Adams
Robert Lee Adams

Gracie A. Davis
Witness Name GRACIE A. DAVIS

Aujeanae M. Gatewood
Witness Name AUJEANAE M. GATEWOOD

Deposit received by _____, (Escrow Agent), which the Escrow agent agrees to return in accordance with the terms and conditions of the within Agreement.

ESCROW AGENT

By: Independent Title
Name: _____
Title: _____
Date: _____

Exhibit "A"

Lots 1 through 5, Block 3 and all of Block 4, Sunrise Park, according to map or plat thereof recorded in Map Book 6, page 8, of the public records of St. Johns County, Florida.

EXHIBIT "V" TO RESOLUTION

3rd AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS 3rd AMENDMENT TO PURCHASE AND SALE AGREEMENT, Amendment) dated _____, 2003, by and between ST. JOHNS COUNTY, Florida, a political subdivision of the State of Florida, ("Buyer"), and ROBERT LEE ADAMS, whose address is 827 West Citron Street, Corona, CA 92882, ("Seller")

Recitals

WHEREAS, the County entered into a Purchase and Sale Agreement attached hereto as Exhibit "A", incorporated by reference and made a part hereof with Robert Lee Adams, owner of the property, to improve the drainage in West Augustine under the Community Development Block Grant (CDBG); and

WHEREAS, while performing the due diligence as described in Section #2 there are title problems that will need to be resolved; and

WHEREAS, the seller agrees to extend the Purchase and Sale Agreement for another 120 days from the date of this amendment.

NOW THEREFORE, the parties hereby agree as follows:

1. The above recitals are incorporated by reference and made a part hereof.
2. Seller agrees to extend the Purchase and Sale Agreement 120 days from the date of this amendment.
3. All other provisions and agreements of the Purchase and Sale Agreement shall remain in full force.

IN WITNESS WHEREOF, the parties hereto have duly executed this Amendment effective immediately.

David G. Simpson
Print Witness Name: David G. SIMPSON

Betty J Haslett
Print Witness Name: Betty J Haslett

Print Witness Name: _____

Print Witness Name: _____

SELLER:
Robert Lee Adams
Robert Lee Adams

Ben W. Adams
County Administrator

EXHIBIT "A"

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and effective as of MARCH 21, 2002, by and between ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32095 ("Buyer") and ROBERT LEE ADAMS, whose address is 827 W. CITRON STREET, CORONA, CA 92882 ("Seller").

WITNESSETH:

WHEREAS, the County is desirous of purchasing a portion of the properties owned by the Seller and Seller is desirous of selling upon the terms and conditions hereinafter expressed; and

WHEREAS, it is in the public interest for the Buyer to acquire fee simple ownership of the property, described in Exhibit "A", attached hereto, incorporated by reference and made a part hereof, (hereinafter "Property") for the acquisition of property required for the St. Augustine Drainage Improvements, West St. Augustine; and

NOW THEREFORE, it is mutually agreed as follows:

1. Purchase Price and Deposit.

(a) The purchase price ("Purchase Price") is \$30,000.00 subject to the prorations hereinafter provided. The Purchase Price shall be paid as follows:

| <u>Payment</u> | <u>Due Date</u> | <u>Amount</u> |
|--|---|--------------------|
| (I) Deposit to be held in Escrow by Escrow Agent (hereinafter defined) | Due within fifteen (15) days of Commission Approval (hereinafter defined) | \$3,000.00 |
| (ii) Cash to Close | Closing Day | \$27,000.00 |
| TOTAL PURCHASE PRICE | | \$30,000.00 |

Payment of the Purchase Price shall be in cash or other immediately available funds.

2. Title Evidence.

(a) Buyer agrees, at its sole option and expense, to take all reasonable action to obtain within 45 days from the effective date, a title guarantee commitment ("Commitment") issued by a title company authorized to do business in the State of Florida ("Title Company") agreeing to issue to Buyer, upon recording the Deed an owner's policy of title insurance in the amount of the Purchase Price, insuring Buyer's title to the property subject only to the following (the "Permitted Encumbrances"):

(i) zoning, restrictions, prohibitions, regulations, ordinances and other requirements of any applicable governmental authority;

(ii) the lien of taxes and assessments for the calendar year of the Closing and all subsequent years;

(iii) restrictions and matters appearing on the plat of the Property; and

(b) Buyer shall notify Seller in writing ("Title Notice") within 10 day after Buyer's receipt of the Commitment if the Commitment cannot be obtained or it discloses any defects in the title to the Property, other than the Permitted Encumbrances. Any such defects appearing in the Commitment not timely noted by Buyer in the Title Notice shall be deemed to have been waived by Buyer. In the event the Commitment discloses any defect and such defect is timely noted in a Title Notice, Seller, at Seller's sole option and expense, shall have 90 days from the date it receives the Title Notice within which to cure such defect (with a corresponding extension to the Closing Date as necessary). If after the expiration of such 90-day period, Seller has not cured title defects, then in such event, Buyer's remedies shall be limited solely to either (x) accepting such title to the Property as Seller shall be able to convey, without adjustment to or diminution of the Purchase Price or (y) terminating this Agreement and receiving a return of the Deposit.

3. Identity and Obligation of Escrow Agent.

(a) Independent Title, 2676 US 1 South, St. Augustine, Florida 32086, shall be Escrow Agent, at no additional charge to Seller or Buyer but with the right to serve as underwriter for the title insurance policy.

(b) If there is any dispute as to whether Escrow Agent is obligated to deliver the Deposit, or any other monies or documents which it holds or as to whom such Deposit, monies or documents are to be delivered, Escrow Agent shall not be obligated to make any delivery, but, in such event, may hold same until receipt by Escrow Agent of an authorization, in writing, signed by all the parties having an interest in such dispute directing the disposition of same, or in the absence of such authorization, Escrow Agent may hold such Deposit, monies or documents until the final determination of the rights of the parties in an appropriate proceeding.

If such written authorization is not given or proceeding for such determination is not begun and diligently continued, Escrow Agent may, but not required to, bring an appropriate interpleader action or proceeding for leave to deposit such Deposit, monies or documents in court, pending such determination. Escrow Agent shall not be responsible for any acts or omissions unless the same constitutes gross negligence or willful misconduct and upon making delivery of the Deposit, monies or documents which Escrow Agent holds, in accordance with the terms of this Agreement, Escrow Agent shall have absolutely no further liability hereunder.

In the event Escrow Agent places the Deposit, monies or documents that have actually been delivered to Escrow Agent in the Registry of the Circuit Court in and for the County in which the Property is located and files an action of interpleader, naming the parties hereto, Escrow Agent shall be released and relieved from any and all further obligation and liability hereunder or in connection herewith.

4. Closing. Unless extended by the terms of Section 2, or other provisions hereof, the closing of the sale of the Property ("Closing") shall take place at the offices of the Escrow Agent, Independent Title, 2676 US 1 South, St. Augustine, Florida 32086, on or before 90 days from the date of this Agreement ("Closing Date"), TIME BEING OF THE ESSENCE.

5. Prorations. Any real property taxes shall be prorated on the basis of the 2001 taxes at the highest allowable discount.

6. Seller's Representations. Seller represents to Buyer that he owns fee simple title to the Property and has full right and authority to execute this Agreement and consummate the transactions contemplated hereby subject to the terms, provisions and conditions hereof.

7. Closing Procedure and Documents.

(a) At the Closing, simultaneously with the payment of the Purchase Price by Buyer, Seller shall deliver or cause to be delivered to Buyer the following:

(i) a general warranty deed ("Deed") conveying the fee simple title to the Property, subject only to the Permitted Encumbrances and the matters referred to on the Commitment;

(ii) a Non-Foreign Certificate and Request for Taxpayer Identification Number "FIRPTA" affidavit to be signed by seller.

(iii) an affidavit in the form required by the Title Company to delete the standard printed exception relating to the "gap" and to remove the standard printed exceptions for mechanics' lien and parties in possession other than Occupancy Tenants (except to the extent the same constitute Permitted Encumbrances).

(b) At the Closing, Escrow Agent shall deliver the Deposit and Buyer shall deliver the cash to close, to Seller, in accordance with Section 1. Buyer shall execute and deliver to Seller such consents and authorizations as Seller may reasonably deem necessary to evidence the authority of Buyer to purchase the Property and to consummate all other actions required to be taken by Buyer under this Agreement.

(c) At the Closing, Seller and Buyer shall mutually execute and deliver to each other a closing statement in customary form.

(d) At the Closing, Seller and Buyer shall execute such further documents and agreements as are reasonably appropriate or reasonably necessary to consummate the transaction as herein contemplated.

8. Closing Expenses. Buyer shall pay the cost of the owner's title policy issued pursuant to the Commitment, the cost of documentary stamps on the deed, all of the expenses in connection with this transaction. Each party shall be responsible for their own attorney's fees if applicable.

9. Survey and Legal Description. Between this date and Closing, Buyer shall have the Property surveyed. Buyer shall provide written notice ("Survey Notice") to Seller within 10 days after Buyer's receipt of any such new survey ("Survey") if the Survey discloses any encroachments or any other title defects affecting the Property (other than Permitted Encumbrances). All such encroachments or defects so noted in the Survey Notice are to be regarded for all purposes under this Agreement as title defects and, as such, are to be treated in the manner provided in Section 2. Any such title defects shown on the Survey and not timely noted in the Survey Notice to Seller shall be deemed to have been waived by Buyer.

10. Condition of Property and Buyer's Right of Inspection. Buyer shall have the right for ninety (90) days from the date of this Agreement ("Inspection Termination Date") to enter upon the Property for the purpose of physically inspecting the Property and conducting surveys, studies and tests or assessments including but not limited to Phase 1 Environmental Study, Real Estate Appraisal, and Engineering analysis to determine the Property's suitability for Buyer's intended purpose. Seller hereby gives Buyer the right to enter upon, test and inspect the Property at Buyer's sole cost and risk. Buyer agrees to provide Seller with copies of all reports conducted on the Property. If Buyer determines that the Property is unsuitable, Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on or prior to the Inspection Termination Date. Such notice of termination must be given on or before the Inspection Termination Date. If such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate.

11. Default. (a) Default by Seller. If Seller defaults by performance of any of Seller's obligations in this Agreement or breaches any warranty or representation, Buyer may receive an immediate refund of the Deposit, and then at its option either may terminate this Agreement and sue

for damages or sue for specific damages to the extent allowed by Florida law.

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(b) Default by Buyer. If Buyer defaults in the performance of any of Buyer's obligations in this Agreement for any reason, other than the Seller's default or the termination of this Agreement pursuant to the specific provisions hereof, Seller will be entitled to receive the Deposit and Seller may sue for damages or specific performance, to the extent allowed by Florida law, and this Agreement and the rights of the parties hereunder shall immediately and automatically terminate.

12. Survival. All covenants, terms, provisions, representations and warranties set forth in this Agreement, except as specifically provided otherwise herein, shall at the Closing be merged into the Deed.

13. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Agreement.

14. Modification Must be in Writing. No modification or termination of this Agreement shall be valid unless executed in writing and signed by the applicable duly authorized representatives of Seller and Buyer.

15. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

16. Assignability. This Agreement may not be assigned by Seller or Buyer without the written consent of all parties.

17. Time. Time is of the essence of all provisions of this Agreement.

18. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Florida. The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms. It is agreed venue for determination of such disputes shall be in St. Johns County.

19. Notices. Any notice hereunder must be in writing and delivered personally or by United State Mail, Registered or Certified, Return Receipt Requested; United State Express Mail; or Federal Express or equivalent courier service, and shall not be effective only if and when received by the party to be notified. For purposes of notice, the addresses of the parties shall be set forth below or as may be designated by notice to the other from time to time.

Seller: Robert Lee Adams
827 W. CITRON STREET
CORONA, CA 92882

Buyer: St. Johns County
Ben W. Adams, Jr., County Administrator
4020 Lewis Speedway
St. Augustine, Florida 32095

Escrow Agent: Independent Title
2676 US 1 South
St. Augustine, Florida 32086

20. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no agreements, representations or warranties, oral or written which have not been incorporated herein.

21. Applicability. This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective successors and, to the extent that assignment is permitted hereunder, their assigns.

22. Board of County Commission Approval. This Agreement is subject to the adoption of a resolution by the St. Johns County Commissioners authorizing the County Administrator to execute this Agreement and approving the performance of this Agreement by Buyer.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement effective as of the date first above written.

BUYER:
ST. JOHNS COUNTY, FLORIDA

Ben W. Adams, Jr.
County Administrator

Laura S. Taylor
Witness Name Laura S. Taylor

Sandra J. Sheffield
Witness Name Sandra J. Sheffield

SELLER:

Robert Lee Adams
Robert Lee Adams

Gracie A. Davis
Witness Name GRACIE A. DAVIS

Aujeanae M. Gatewood
Witness Name AUJEANAE M. GATEWOOD

Deposit received by _____, (Escrow Agent), which the Escrow agent agrees to return in accordance with the terms and conditions of the within Agreement.

ESCROW AGENT

By: Independent Title
Name: _____
Title: _____
Date: _____

Exhibit "A"

Lots 1 through 5, Block 3 and all of Block 4, Sunrise Park, according to map or plat thereof recorded in Map Book 6, page 8, of the public records of St. Johns County, Florida.