

Res 2015-218
revises this
resolution

RESOLUTION 2015 - 156

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A SUPPLEMENTARY SPECIAL ASSESSMENT AGREEMENT WITH CRM FLORIDA PROPERTIES, LLC AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY.

WHEREAS, CRM Florida Properties, LLC is the owner of certain real property which constitutes a portion of an Assessment Parcel, subject to that certain Special Assessment Agreement dated July 24, 1996, recorded in Official Records Book 1185, Page 1907, of the public records of St. Johns County, Florida; and, as amended by that First Amendment to Special Assessment Agreement dated February 25, 1998, and recorded February 26, 1998 in Official Records Book 1298, Page 1014, of the public records of St. Johns County, Florida; and, as amended in Supplementary Special Assessment Agreement (Initial Subdivision) (North and South Residential Parcels) dated August 19, 1998, and recorded September 3, 1998 in Official Records Book 1345, Page 1618, of the public records of St. Johns County, Florida; and, as amended in Supplementary Special Assessment Agreement (Further Subdivision) (Residential North Parcel) dated November 15, 2004, and recorded November 18, 2004 in Official Records Book 2321, page 1208, in the public records of St. Johns County, Florida; and

WHEREAS, pursuant to the terms of the Special Assessment Agreement, the several liability of certain Assessment Contributors as owners of an Assessment Parcel may be subdivided so that the personal liability of any such Assessment Contributor for its Assessment Allocation and the Lien Right and Lien to secure such payment shall, from and after such subdivision, constitute a several liability of each subdivided parcel; and

WHEREAS, CRM Florida Properties, LLC desires to enter into and record this Supplementary Special Assessment Agreement (Subdivision Conversion – Residential Lots – Single Family) for the purpose of evidencing the subdivision conversion of a portion of the North Residential property, from multi-family units to single family lots, and its continued and unamended Assessment Allocation as set forth herein; and

WHEREAS, the County has reviewed the terms, provisions, and requirement of this Supplementary Special Assessment Agreement and has determined that accepting the terms thereof will service the interest of the County.

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

Section 1. The above recitals are hereby adopted as legislative findings of fact and incorporated herein.

Section 2. The Board of County Commissioners approves the terms of the attached Supplementary Special Assessment Agreement and authorizes the County Administrator, or his designee, to execute an agreement in substantially the same form as the attached agreement on behalf of the County.

Section 3. To the extent that there are typographical or administrative errors that do not change the tone, tenor, or concept of this resolution, this resolution may be revised without subsequent approval of the Board of County Commissioners.

Section 4. This resolution shall be effective upon adoption by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of May, 2015.

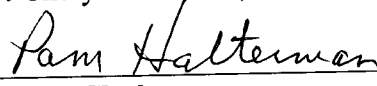
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: _____


Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland, Clerk

By: _____


Deputy Clerk

RENDITION DATE 5/21/15



Prepared by:
Scott R. Boatright, Esq.
Sheffield & Boatright, P.A.
6101 Gazebo Park Place N., Suite 103
Jacksonville, Florida 32257

SUPPLEMENTARY SPECIAL ASSESSMENT AGREEMENT
(Further Subdivision – Residential Lots – Single Family)
(Residential North Parcel)

THIS SUPPLEMENTARY SPECIAL ASSESSMENT AGREEMENT is made this ____ day of _____, 2015, by **CRM FLORIDA PROPERTIES, LLC**, a Georgia limited liability company (“Owner”), having an address of _____, and by **ST. JOHNS COUNTY, FLORIDA** (the “County”).

WITNESSETH:

WHEREAS, Owner is the owner of that certain real property more particularly described on Exhibit “A” attached hereto and made a part hereof (the “Remaining Parcel”) which constitutes a portion of an Assessment Parcel, as such term is defined in that certain Special Assessment Agreement dated July 24, 1996, recorded in Official Records Book 1185, Page 1907, of the public records of St. Johns County, Florida; and, as amended by that First Amendment to Special Assessment Agreement dated February 25, 1998, and recorded February 26, 1998 in Official Records Book 1298, Page 1014, of the public records of St. Johns County, Florida; and, as amended in Supplementary Special Assessment Agreement (Initial Subdivision) (North and South Residential Parcels) dated August 19, 1998, and recorded September 3, 1998 in Official Records Book 1345, Page 1618, of the public records of St. Johns County, Florida; and, as amended in Supplementary Special Assessment Agreement (Further Subdivision) (Residential North Parcel) dated November 15, 2004, and recorded November 18, 2004 in Official Records Book 2321, page 1208, in the public records of St. Johns County, Florida.

WHEREAS, pursuant to the terms of the Special Assessment Agreement, the several liability of certain Assessment Contributors as owners of an Assessment Parcel may be subdivided so that the personal liability of any such Assessment Contributor for its Assessment Allocation and the Lien Right and Lien to secure such payment shall, from and after such subdivision, constitute a several liability of each subdivided parcel.

WHEREAS, Owner desires to record this Supplementary Special Assessment Agreement (Subdivision Conversion – Residential Lots – Single Family) for the purpose of evidencing the subdivision conversion of a portion of the North Residential property, from multi-family units to single family lots, and its continued and unamended Assessment Allocation as set forth herein.

WHEREAS, Section 2.4.1 of the Special Assessment Agreement requires County approval of the subdivision conversion and its Assessment Allocation as allowed by the

Special Assessment Agreement, and such requirement for County approval being subject to certain additional provisions of said Section 2.4.1.

WHEREAS, all terms not defined herein shall have the meaning set forth in the Special Assessment Agreement.

NOW, THEREFORE, Owner hereby declares, and the County hereby approves, that the Original Property has been subdivided into two parcels: the North Residential Parcel and the South Residential Parcel; and the North Residential Parcel was further subdivided into two parcels:

- i. The Bluegreen Operations Building Parcel, and,
- ii. the Remaining Parcel, said Remaining Parcel being the subject of this Supplementary Special Assessment Agreement and more particularly described on Exhibit "A" attached hereto and made a part hereof, and that, from and after the date hereof, shall be solely liable for Assessments in accordance with Assessment Allocation described to such parcel on Exhibit "B" and the Lien Right and Lien to secure the Assessment and Assessment Allocation shall apply solely to the Remaining Parcel.

Further, that the Remaining Parcel, previously planned to include no less than 151 +/- residential multi-family, condominium/time share units is proposed to be modified to allow for thirty (30) single family building lots, subject to approval through the County Development Review Process. As part of such modification process, Owner will set up a Homeowners' Association, pursuant to Chapter 720, Florida Statutes, which will be the legal entity responsible for paying any future Assessments on the Remaining Parcel. Nothing in this Supplementary Agreement shall be construed as a waiver of the County's zoning and development approval process, nor construed as approval of any other provision of the County's land development code or comprehensive plan, and any proposed development will need to be properly permitted by the County's Growth Management Department. This Supplementary Agreement shall become effective upon its recordation in the Public Records of St. Johns County, Florida.

IN WITNESS WHEREOF, Owner and the County have caused this Supplementary Special Assessment Agreement to be properly executed and recorded in the public records of St. Johns County, Florida.

Signed, Sealed and Delivered
in the Presence of:

OWNER:
CRM FLORIDA PROPERTIES,
LLC, a Georgia limited liability
company

Print Name: _____
Witness #1

By: _____
Print Name: _____
Its: _____

Print Name: _____
Witness #2

COUNTY:
ST. JOHNS COUNTY, FLORIDA

Print Name: _____
Witness #1

By: _____
Print Name: _____
Its: _____

Print Name: _____
Witness #2

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this ___ day of _____, 2015, by _____, as _____, on behalf of CRM FLORIDA PROPERTIES, LLC, a Georgia limited liability company, and who has produced his/her driver's license as identification or who is personally known to me.

Notary Public
My Commission expires:

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ___ day of _____
_____, 2015, by _____, as _____
_____, on behalf of ST. JOHNS COUNTY, FLORIDA, and
who has produced his/her driver's license as identification or who is personally known to
me.

Notary Public
My Commission expires:

EXHIBIT "A"

The land referred to herein below is situated in the County of ST. JOHNS, State of Florida, and is described as follows:

PARCEL 1: RESIDENTIAL NORTH PARCEL

A PART OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH $89^{\circ}32'10''$ WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 300.10 FEET; THENCE NORTH $05^{\circ}35'47''$ EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAMP, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $09^{\circ}28'36''$ WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $24^{\circ}32'59''$ WEST CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 676.83 FEET; THENCE NORTH $27^{\circ}32'59''$ WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1187.94 FEET; THENCE SOUTH $62^{\circ}27'01''$ WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 650.18 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTHERLY LINE OF SOUTH LEGACY TRAIL (A 100 FOOT WIDE HALL OF FAME, GOLF COURSE AND RESIDENTIAL ACCESS EASEMENT), SAID POINT ALSO BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 841.36 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY EASEMENT LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 225.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $66^{\circ}20'10''$ WEST AND A CHORD DISTANCE OF 224.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $58^{\circ}39'09''$ WEST CONTINUING ALONG SAID NORTHERLY EASEMENT LINE, A DISTANCE OF 37.54 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 645.24 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY EASEMENT LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 856.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $83^{\circ}17'54''$ WEST AND A CHORD DISTANCE OF 795.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $45^{\circ}14'56''$ WEST CONTINUING ALONG SAID EASEMENT LINE TO THE NORTHEAST CORNER THEREOF, A DISTANCE OF 54.69 FEET; THENCE NORTH $46^{\circ}56'45''$ EAST LEAVING SAID NORTHERLY EASEMENT LINE, A DISTANCE OF 252.77 FEET; THENCE NORTH $76^{\circ}45'44''$ EAST, A DISTANCE OF 434.66 FEET; THENCE NORTH $87^{\circ}59'43''$ EAST, A DISTANCE OF 413.33 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 99.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $11^{\circ}56'54''$ WEST AND A CHORD DISTANCE OF 96.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $12^{\circ}54'51''$ EAST, A DISTANCE OF 71.77 FEET; THENCE SOUTH $19^{\circ}13'00''$ EAST, A DISTANCE OF 151.96 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

PORTION OF NORTH RESIDENTIAL PARCEL - OPERATIONS BUILDING

A PART OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAMP, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1187.94 FEET; THENCE SOUTH 62°27'01" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 650.18 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE NORTHERLY LINE OF SOUTH LEGACY TRAIL (A 100 FOOT WIDE HALL OF FAME, GOLF COURSE AND RESIDENTIAL ACCESS EASEMENT), SAID POINT ALSO BEING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 841.36 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY EASEMENT LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 225.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 66°20'10" WEST AND A CHORD DISTANCE OF 224.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 58°39'09" WEST CONTINUING ALONG SAID NORTHERLY EASEMENT LINE, A DISTANCE OF 8.19 FEET; THENCE NORTH 25°47'33" WEST, A DISTANCE OF 121.14 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 79.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 33.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 38°00'13" WEST AND A CHORD DISTANCE OF 33.46 FEET TO A POINT ON SAID CURVE; THENCE NORTH 48°31'47" EAST, A DISTANCE OF 81.59 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°15'47" EAST, AND A CHORD DISTANCE OF 27.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 87°59'43" EAST, A DISTANCE OF 161.71 FEET; THENCE SOUTH 19°13'00" EAST, A DISTANCE OF 117.09 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PERPETUAL EASEMENT AND RIGHT-OF-WAY (WGV BOULEVARD) GRANTED IN ACCESS EASEMENT DATED JULY 24, 1996 RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 1465, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF SECTIONS 10, 43 AND 44 TOGETHER WITH A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET; THENCE SOUTH 05°35'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST, CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 362.78 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY, LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°29'55" WEST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE

NORTH 45°30'05" WEST, A DISTANCE OF 475.00 FEET; THENCE NORTH 49°24'42" WEST, A DISTANCE OF 378.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3022.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 410.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°42'21" WEST AND A CHORD DISTANCE OF 410.59 FEET TO THE POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 850.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 586.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74°21'20" WEST AND A CHORD DISTANCE OF 574.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 85°53'25" WEST, A DISTANCE OF 871.27 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 702.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°23'58" WEST AND A CHORD DISTANCE OF 633.17 FEET TO THE POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 409.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°12'18" WEST AND A CHORD DISTANCE OF 409.39 FEET TO THE END OF SAID CURVE; THENCE NORTH 77°57'05" EAST, A DISTANCE OF 50.46 FEET; THENCE NORTH 14°27'25" WEST, A DISTANCE OF 100.09 FEET; THENCE NORTH 77°57'04" EAST, A DISTANCE OF 25.01 FEET; THENCE NORTH 13°29'58" WEST, A DISTANCE OF 100.03 FEET; THENCE SOUTH 77°57'04" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 12°31'49" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 77°57'05" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 6000.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 57.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°46'20" WEST AND A CHORD DISTANCE OF 57.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°29'43" WEST, A DISTANCE OF 533.86 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 561.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 04°35'09" EAST AND A CHORD DISTANCE OF 554.00 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 750.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 196.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 28°09'22" EAST AND A CHORD DISTANCE OF 195.50 FEET TO THE END OF SAID CURVE; THENCE SOUTH 54°21'18" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 730.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 470.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 54°07'01" EAST AND A CHORD DISTANCE OF 462.59 FEET TO THE POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 870.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 181.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°37'24" EAST AND A CHORD DISTANCE OF 180.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 60°39'29" EAST, A DISTANCE OF 118.25 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 193.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°17'43" EAST AND A CHORD DISTANCE OF 180.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°14'56" EAST, A DISTANCE OF 167.91 FEET; THENCE NORTH 44°45'04" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 45°14'56" WEST, A DISTANCE OF 257.40 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3945.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 224.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 43°37'09" WEST AND A CHORD DISTANCE OF 224.40 FEET TO THE END OF SAID CURVE; THENCE SOUTH 59°31'58" WEST, A DISTANCE OF 470.60 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1363.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 24°01'08" WEST AND A CHORD DISTANCE OF 1277.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°29'43" EAST, A DISTANCE OF 533.86 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 6100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 325.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 13°01'28" EAST AND A CHORD DISTANCE OF 325.56 FEET TO THE POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2500.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN

ARC DISTANCE OF 430.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 09°37'17" EAST AND A CHORD DISTANCE OF 429.88 FEET TO THE POINT OF ANOTHER REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 858.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°23'58" EAST AND A CHORD DISTANCE OF 773.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 85°53'25" EAST, A DISTANCE OF 871.27 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 750.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 517.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74°21'20" EAST AND A CHORD DISTANCE OF 506.98 FEET TO THE POINT OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY; HAVING A RADIUS OF 2922.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 397.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 50°42'21" EAST AND A CHORD DISTANCE OF 397.00 FEET TO THE END OF SAID CURVE; THENCE SOUTH 41°48'12" EAST, A DISTANCE OF 375.77 FEET; THENCE SOUTH 45°30'05" EAST, A DISTANCE OF 475.00 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 00°30'06" EAST AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF CUSP OF A CURVE, SAID POINT ALSO BEING IN THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY; THENCE NORTH 44°29'54" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PERPETUAL, NON-EXCLUSIVE EASEMENT (SOUTH LEGACY TRAIL) GRANTED IN INGRESS AND EGRESS EASEMENT AGREEMENT DATED JULY 24, 1996 AND RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 1503, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAMP, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 1187.94 FEET; THENCE SOUTH 62°27'01" WEST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 650.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 19°13'00" EAST, A DISTANCE OF 100.16 FEET; THENCE SOUTH 74°01'12" WEST, A DISTANCE OF 5.65 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 741.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 198.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 66°20'11" WEST AND A CHORD DISTANCE OF 198.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 58°39'09" WEST, A DISTANCE OF 37.54 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 745.24 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 989.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°17'54" WEST AND A CHORD DISTANCE OF 918.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°14'56" WEST ALONG A LINE TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF WGV BOULEVARD, A DISTANCE OF 54.69 FEET; THENCE NORTH 44°45'04" EAST ALONG SAID SOUTHEASTERLY LINE OF WGV BOULEVARD, A DISTANCE OF 100.00 FEET; THENCE SOUTH 45°14'56" EAST LEAVING SAID WGV BOULEVARD, A DISTANCE OF 54.69 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 645.24 FEET; THENCE SOUTHWESTERLY ALONG THE

ARC OF SAID CURVE, AN ARC DISTANCE OF 856.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 83°17'54" EAST AND A CHORD DISTANCE OF 795.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 58°39'09" EAST, A DISTANCE OF 37.54 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 841.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 225.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°20'10" EAST AND A CHORD DISTANCE OF 224.99 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

PERPETUAL NON-EXCLUSIVE EASEMENTS RESERVED ON EXHIBIT "D" TO SPECIAL WARRANTY DEED FROM FCC RESORT LLC TO BLUEGREEN VACATIONS UNLIMITED, INC., RECORDED IN BOOK 2035, PAGE 1506, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

INGRESS/EGRESS EASEMENT

A PART OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEAVING FROM INTERSTATE NO. 95 TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1187.94 FEET; THENCE SOUTH 62°27'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 650.18 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH LEGACY TRAIL (A 100.00 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED) AND A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 841.36 FEET; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 25.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73°10'05" WEST AND A CHORD DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING AN ARC DISTANCE OF 30.00 FEET TO A POINT ON SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 71°17'40" WEST AND A CHORD DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 19°13'00" WEST A DISTANCE OF 132.82 FEET; THENCE NORTH 87°59'43" EAST, A DISTANCE OF 31.41 FEET; THENCE SOUTH 19°13'00" EAST, A DISTANCE OF 123.79 FEET TO THE POINT OF BEGINNING.

SHARED DRIVEWAY EASEMENT

A PART OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEAVING FROM INTERSTATE NO. 95 TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 300.10 FEET; THENCE NORTH 05°35'47" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°28'36" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°32'59" WEST, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, A DISTANCE OF 676.83 FEET; THENCE NORTH 27°32'59" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1187.94 FEET; THENCE SOUTH 62°27'01" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A

DISTANCE OF 650.18 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH LEGACY TRAIL (A 100.00 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED) AND A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 841.36 FEET; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 25.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73°10'05" WEST AND A CHORD DISTANCE OF 25.02 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 19°13'00" WEST, A DISTANCE OF 111.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°59'43" WEST, A DISTANCE OF 139.26 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 19.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 68°15'48" WEST AND A CHORD DISTANCE OF 18.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 48°31'47" WEST, A DISTANCE OF 68.67 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 91.11 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 24.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°38'23" EAST AND A CHORD DISTANCE OF 24.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 25°47'33" EAST, A DISTANCE 88.60 FEET; THENCE SOUTH 64°12'27" WEST, A DISTANCE OF 24.00 FEET; THENCE NORTH 25°47'33" WEST, A DISTANCE OF 88.60 FEET TO THE POINT CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 67.11 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°07'10" WEST AND A CHORD DISTANCE OF 42.20 FEET TO A POINT ON SAID CURVE; THENCE NORTH 48°31'47" EAST, A DISTANCE OF 97.12 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 68°15'47" EAST AND A CHORD DISTANCE OF 35.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 87°59'43" EAST, A DISTANCE OF 131.82 FEET; THENCE SOUTH 19°13'00" EAST, A DISTANCE OF 25.13 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

SUBDIVISION OF ASSESSMENT ALLOCATION

The Assessment Allocation for the Original Property was 15%. The Assessment Allocation for the Subdivided Parcel is 9% and the Assessment Allocation for the Remaining Parcel is 6%.
