(18)

Public Records of
St. Johns County, FL
Clerk # 2007078665,
O.R. 3012 PG 1151-1168
11/29/2007 at 08:45 AM,
REC. $73.00 SUR. $81.50

ORDINANCE NUMBER: 2007-84

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE MARRIOTT AT SAWGRASS RESORT HOTEL/PLAYERS CLUB PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 1975-15 AS AMENDED BY ORDINANCE NUMBER 2002-17 MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS RQB Resort, LP and RQB Development, LP, the owners of lands described herein, and incorporated by reference as Exhibit "A" (legal description) and as part of the overall Marriott at Sawgrass Resort Hotel/Players Club PUD, filed an application, incorporated by reference as File Number MAJMOD 2007-22 for a Major Modification to the Marriott at Sawgrass Resort Hotel/Players Club PUD Ordinance 1975-15 and 2002-17, dated June 6, 2007, as described hereinafter, and after required notice was published, a public hearing was held on the 30th day of October, at 9:00AM on said application.

SECTION 1. That development of lands within the Marriott at Sawgrass Resort Hotel/Players Club PUD shall proceed in accordance with Ordinance 1975-15 and 2002-17, including the Application for Major Modification dated June 6, 2007 and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of the Marriott at Sawgrass Resort Hotel/Players Club PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.

2. As modified, the Marriott at Sawgrass Resort Hotel/Players Club PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.

3. As modified, the Marriott at Sawgrass Resort Hotel/Players Club PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.

4. As modified, the Marriott at Sawgrass Resort Hotel/Players Club PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size; (D) compatibility, and (E)

Partner Y. King
M+R

adequacy of facilities.

5. The Master Development Plan Map and Text for the Marriott at Sawgrass Resort Hotel/Players Club PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Marriott at Sawgrass Resort Hotel/Players Club PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 1975-15 and 2002-17, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or the PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. That the terms of this modification to the Marriott at Sawgrass Resort Hotel/Players Club PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 6. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 30th **DAY OF** October **2007.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____ RENDITION DATE 11/02/07
Ben Rich
Chairman

ATTEST: CHERYL STRICKLAND, CLERK

BY: _____
Deputy Clerk

EFFECTIVE DATE: 11/08/07

MAJOR MODIFICATION TO SAWGRASS MARRIOTT RESORT/PLAYERS CLUB PUD

MASTER DEVELOPMENT PLAN TEXT
September 10, 2007 (Revised September 20, 2007)

The following Major Modification to the Sawgrass Marriott Resort/Players Club PUD depicts the information required by the St. Johns County Land Development Code regarding compliance with Section 5.03.02.G and further details the resort use originally approved for the subject property under PUD Ordinance 75-15, as modified by Resolutions 85-59, 85-169 and Ordinance 2002-17. This modification does not constitute a change in use; rather, it merely represents an expansion and upgrade of the existing facilities to elevate the property to a world-class destination resort, complimenting the world-class golf facilities and events of the PGA TOUR. Modifications to the resort property include:

- Expansion of Hotel to include new 5-star resort hotel annex, consisting of 160 luxury rooms;
- Expansion of Exhibit Hall facilities by 24,000 square feet;
- Expansion of existing retail within the Hotel by 15,000 square feet;
- Replacement of 475-space Hotel parking lot with 600-space (min.) parking structure;
- Replacement of an existing 75-seat hotel restaurant with new 150-seat restaurant; and
- Replacement of existing Villa units with up to 400 luxury resort condominiums.

EXISTING ENTITLEMENTS		PROPOSED ENTITLEMENTS	
Hotel	350 rooms	Hotel	510 rooms
Condominiums	230 units	Condominiums	400 units
Restaurant	469 seats	Restaurant	545 seats
Cocktail Lounge	200 seats	Cocktail Lounge	200 seats
Spa	35,000 sq feet	Spa	35,000 sq feet
Retail	8,000 sq feet	Retail	23,000 sq feet
Exhibit Hall	115,000 sq feet	Exhibit Hall	139,000 sq feet

a. The Sawgrass Marriott Resort Hotel is a seven-story tower of modern design, currently consisting of 350 separate rooms. The building is irregularly shaped with a central triangulated core and two rectangular wings. The first two floors contain service and common areas, hair salons, fitness center, coffee shop, meeting rooms, three restaurants, cocktail lounge, the lobby, administrative offices, central plant, laundry and kitchen areas. The seven-story guestroom wing extends to the east and the two-story convention center wing extends to the north. The core houses an interior atrium. The instant application seeks approval to add an additional 160 rooms, housed in a 5-star luxury hotel annex that will be connected to the existing hotel. The new 510-room resort hotel will be supported by a wide range of accessory uses, including accessory retail, restaurants, cocktail lounge, ballroom/conference center, luxury spa facility, and associated uses typically associated with a world-class destination resort facility.

b. The Sawgrass Marriott Resort Hotel and Luxury Resort Condominiums (as more fully described in Exhibit A) consists of approximately 64 acres.

c. Man-made lakes occupy approximately a quarter (1/4) of the center and south portions of the property. There are no wetland acres in the Sawgrass Marriott Resort Hotel.

d. Building footprints, paved parking areas or other impervious surface covers approximately one quarter (1/4) of the property. The remaining areas contain landscaped grounds, woods or stormwater management facilities. The Applicant is ensuring that the expansion of the existing facilities efficiently utilizes areas that already contain pavement so as to minimize disturbance of the natural open space and landscaped areas. No wetland acres are to be filled as a result of said expansion. Fire protection devices will be installed in accordance with the Land Development Code and other related NFPA Standards (such as 1141 & 1142). All development within the PUD shall adhere to the fire protection requirements found in Land Development Code Section 6.03.

e. There will be up to 400 residential dwelling units on the property; these units, however, are expressly designed to complement the resort complex. As previously stated, these are luxury resort condominiums, with limited external impacts. No school age children are expected to reside within the resort village.

f. The total square footage of the existing Hotel and accessory uses is approximately 480,000 square feet. The total square footage of the proposed expansion of the Hotel and accessory uses is approximately 198,000 square feet.

g. The resort condominium setbacks are 20 feet from perimeter property line, and minimum 10 feet between buildings (side). The resort hotel and its accessory structures' setbacks are fifty (50) feet for the front yard; ten (10) feet from the property line for the rear yard; and twenty (20) feet on the sides ensuring a minimum of ten (10) feet between buildings. All setbacks to be measured from eaves.

Exhibit C illustrates structure parking as well as uncovered surface parking. The structure parking includes space under the resort villas and the ballroom/conference center configured in a self-park arrangement. The total parking spaces required for the hotel expansion is approximately 600. Parking ratio for the resort condos is 2 spaces per unit, plus 1 space for every 4 units (i.e., guest spaces).

Excessive number of driveways will not be allowed and the flow of traffic will continue to be handled within the Marriott at Sawgrass Resort Hotel's parking area. Under no circumstances will any parking space be less than 9' x 17.5'. All parking areas are buffered from streets, adjacent buildings, the golf course, and lakes. Some center island landscaping will be provided.

The maximum height of the Sawgrass Marriott Resort Hotel will remain unchanged at seventy (70) feet. The maximum building height for the resort condominiums shall be five stories (65 feet). The parking structure will be no more than four levels and shall not exceed the height of the existing hotel convention center (approximately 40 feet).

There shall be no increase in the number of on-site monument signs for the hotel as a result of this modification. Internal, on-site private directional signage shall be allowed and shall not be located in the PGA TOUR Boulevard right-of-way. The resort condominium signage may include off-premise signs located or to be located on current signage and infrastructure serving the subject property. All existing off-premise condominium signs will conform to Section 3.06 of the St. Johns County Land Development Code unless otherwise excluded.

h. The project occupies a site that slopes gently from east to west. The property includes several interconnected lagoons that act as retention ponds for the site. The stormwater runoff from the building

flows into the lagoons which are maintained by the Sawgrass Players Club Master Association's Waterways Committee. The water system is monitored and maintained at a desirable height, with a pumping station located on Seven Mile Drive.

Vehicle access to the project's main entrance is from PGA Tour Boulevard, a side street off of S.R. A1A. Perimeter sidewalks already exist at the Marriott at Sawgrass Resort Hotel. Parking spaces will be physically separated from walkways at the main entrance to the hotel. Walkways are provided to accessory uses such as the spa/recreation center, tennis complex, and pool area restaurant. Interior drives within the off-street parking areas will be a minimum of twenty-four (24) feet wide, thus facilitating two-way traffic and 90 degree angle parking. Internal travel for resort guests will be primarily by golf cart including cart access paths to the resort hotel and PGA Tour property.

Active recreation elements of the project include tennis courts, swimming pool, and a recreation center.

The property is presently being served by St. Johns County Fire Rescue.

i. Potable water supply is available from St. Johns County Utility Department. The sewage lift station located at the extreme southeast corner of the property is owned and operated by the St. Johns County Utility Department. Sanitary waste flows by gravity to the St. Johns County Utility Department system. The aforementioned lift station pumps sewage to the waste treatment plant. Utilizing Chapter 64E-6, F.A.C. and NFPA 101 standards, the estimated water and sanitary sewer flow will be 220,500 gallons per day. Two groundwater wells are used at the resort hotel complex for landscape irrigation. Electricity is provided by Jacksonville Beach Electric and Mobile Gas provides propane. A central plant on the first floor of the hotel provides electric HVAC. Two cooling towers are located on the west end of the building.

j. Subject area soils are Cassia – Tavares, nearly level to gently sloping, somewhat poorly drained and moderately well drained soils that are sandy throughout. Some have dark subsoil stained by organic matter. The soils' potential for community development is high. The soils are easily drained if adequate water outlets are available. The Cassia soil is in capability subclass VIs and woodland ordination group 4s. The Tavares soil is in capability subclass IIIs and woodland ordination group 3s.

k. The type and extent of upland forest and wetlands on the site will be unchanged by this major modification. The redeveloped hotel and villas will be constructed primarily upon existing developed surfaces. A generalized map indicating the land cover was included in the DRI Application for Development Approval. The site is developed urban land consisting of the existing resort hotel and villas with accessory facilities.

The Level III FLUCFCS classification should be considered 140, Commercial and Services which includes all secondary structures associated with an enterprise in addition to the main building and integral areas assigned to support the base unit.

l. No type of any Significant Natural Communities Habitat, as defined by the St. Johns County Land Development Code, are located on the subject property.

m. The project site does not contain any known or observed Historic Resources as defined by the St. Johns County Land Development Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory.

n. Landscaping is tropical and manicured. Proposed improvements are separated from adjoining land uses by a fifty (50) foot landscaped buffer and from PGA TOUR Boulevard by a one-hundred (100) foot buffer of trees. Large expanses of the property are grassed lawns accented with annual and perennial flowers planted in beds. Clusters of tropical and deciduous trees and shrubbery are plentiful throughout

the property. A rockscape is designed at the lagoon outside the lower level bar, Cascades. The design incorporates multi-level rocks and waterfalls with some accent plants. Landscaping lakes and buffer areas provide protection and aesthetically enhance the property. The expansion of the accessory uses will affect only already developed areas and shall meet the landscaping requirements of St. Johns County Land Development Code Section 3.06.10.

An upland buffer of twenty-five (25) feet shall be maintained adjacent to contiguous wetlands, if any, on-site stormwater management improvements shall not be considered wetlands for the purposes of buffers. Setbacks from any upland buffer shall be a minimum of twenty-five (25) feet. No filling, excavations or placement of permanent building shall be allowed within a required setback.

o. The eastern-most portion of the property is located in the Ponte Vedra/Palm Valley Coastal Corridor Overlay District, therefore the entire property is subject to the overlay requirements. The project is consistent with the requirements of Sec. 3.06.00 of the St. Johns County Land Development Code.

p. To the extent permitted by restrictive covenants encumbering the project: (i) Construction trailers and temporary signage related to construction of the project will be necessary for the development of the improvements to the resort hotel. (ii) No more than four (4) mobile office trailers will be located within the area and will be removed from the site within one (1) month after completion of construction. (iii) A maximum of one (1) sign not exceeding thirty-two (32) square feet may denote the owner, architect, financial institution, general contractor, subcontractors shall be allowed; the sign shall not be installed sooner than thirty (30) days prior to construction and shall be removed within thirty (30) days after completion of the project, prior to the issuance of a certificate of occupancy or within fifteen (15) days after construction operation has ceased, whichever is earlier and the sign shall be setback a minimum of five (5) feet from the front and at least twenty-five (25) feet from the intersection of road right-of-ways.

q. Complimentary accessory uses for the resort hotel are listed in item "a" above. Heating/cooling units, setbacks, swimming pools, fencing, and similar uses shall remain as they currently exist.

r. The construction of the 160-room hotel addition and 400 luxury condominiums shall occur in several phases, commencing no sooner than Fall 2007 and completing no later than Fall 2012.

s. The Sawgrass Marriott Resort has benefited St. Johns County for two decades by attracting visitors to this premiere destination resort. The resort offers a wide array of services on-site that continue to attract return visitors who contribute significantly to the local economy. The Players Championship, held adjacent to the resort, is an annual event prompting visitors from around the world to St. Johns County.

The proposed expansion of existing facilities is necessary in order to maintain a competitive level of service for future visitors to the County. As time goes by, the hotel finds itself lacking sufficient conference space and on-site amenities to continue to meet the demands of its visitors. This proposed expansion will allow the hotel to:

- Solidify St Johns County as a year-round destination and complement the Tour's forthcoming status as the "official" Fifth Major;
- Better accommodate PGA Tour-related activities, such as The Players Championship;
- Create a larger venue for conventions and meetings, thereby increasing St. Johns County's attractiveness for future events; and
- Facilitate expansion utilizing existing developed surfaces instead of impacting undeveloped land ("infill development").

t. Requested waiver from **Section 6.05.02.E** to permit the redeveloped resort hotel's parking to be based upon the August 27, 2007 Parking Needs Analysis conducted by Walker Parking Consultants, attached as Exhibit E beginning on the following page. The Parking Needs Analysis contains data and analysis

identifying a new parking structure (replacing the northern surface lot) as more than adequate to meet the needs of the intended plan of development.

EXISTING HOTEL PARKING		PROPOSED HOTEL PARKING	
Surface Parking Lot	475	New Parking Structure	600
Beneath Exhibit Hall	194	Beneath Exhibit Hall	194
Spa	61	Spa	61
Total Existing Spaces	**730**	**Total Proposed Spaces (min.)**	**855**

The Applicant is proposing to increase the amount of parking for the resort hotel by at least 125 spaces ,based upon the parking analysis contained herein as Exhibit E, which analyzes interrelationships among the various uses, provision of additional "cushion" spaces, and what the development program will require so that patrons are not inconvenienced when visiting the resort. If the various uses were proposed in isolation and the aforementioned factors ignored, the Land Development Code would require an additional 234 spaces (see below).

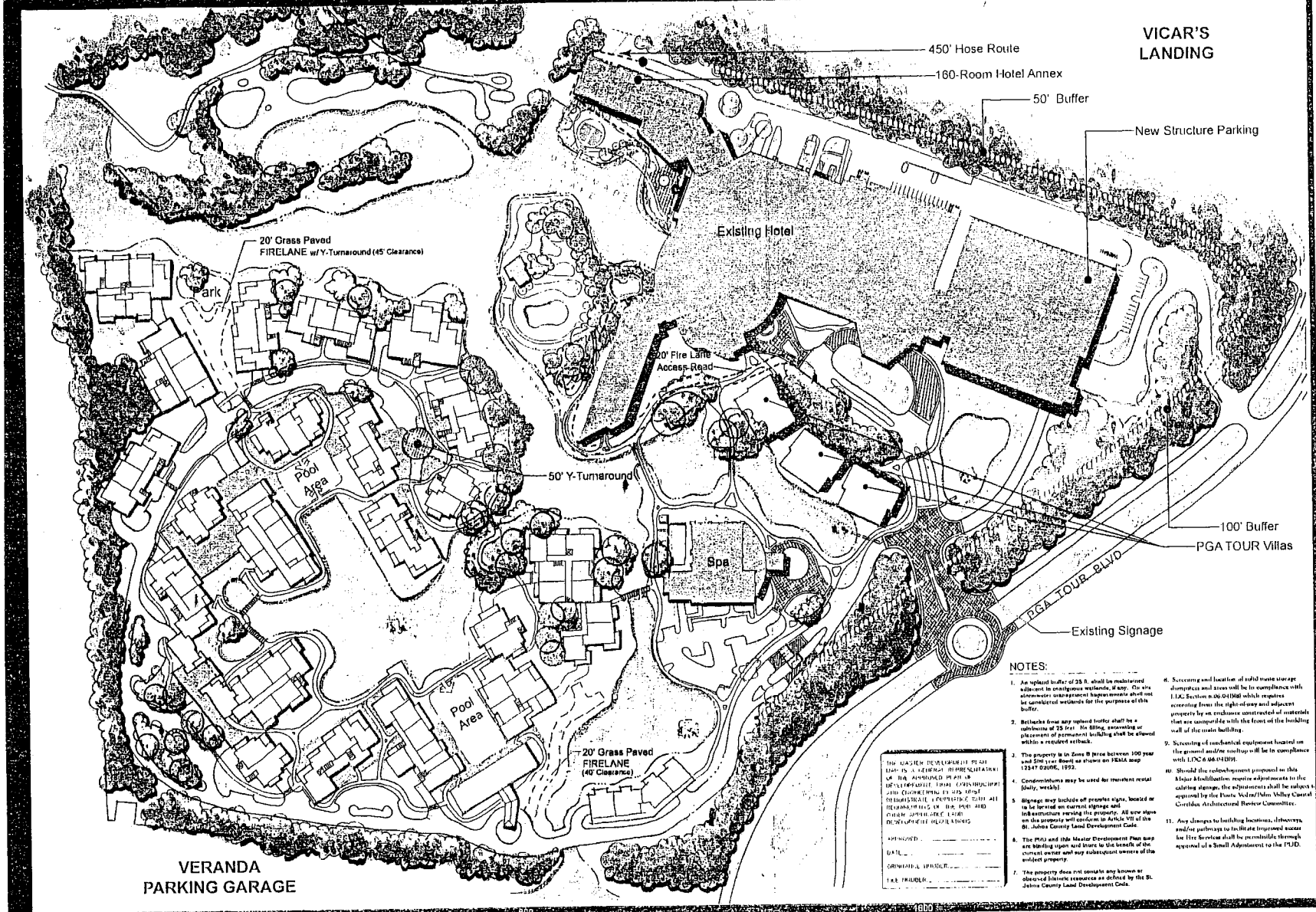
- Additional 160 hotel rooms 175 spaces
- Additional 150 restaurant seats 29 spaces
- Additional 15,000 sf of retail 30 spaces

The Applicant desires the requested waiver with the understanding that replacing the northern surface parking lot with a 600-space parking structure will adequately accommodate the proposed redevelopment and not require impacts to unimproved areas of the subject property for additional parking that should be unnecessary.

u. The Owners of Sawgrass Marriott Resort hereby agree to bind all successors and assigns in title to the commitments and conditions of the Master Development Plan.

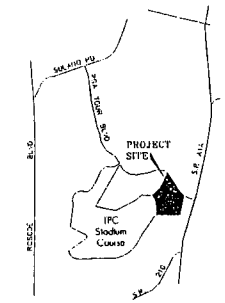
Exhibit C
Master Development Plan
MAJMOD 2007-22

PUD Ordinance # 2002-17
Parcel # 062280 0020
Parcel # 062292 0000



LAND USE SUMMARY

Total Area	62.05 acres
Wetland Area	0.00 acres
Developable Area	62.05 acres
Resort Hotel	510 rooms
Luxury Villas	400 units
Hotel Parking (min.)	
New Structure	600 spaces
Beneath Exhibit Hall	194 spaces
Spa	61 spaces
Total	855 spaces



VICINITY MAP
HTS

0 100' 200'

NOTES:

1. An upland buffer of 25 ft. shall be maintained adjacent to contiguous wetlands, if any. On site stormwater management improvements shall not be considered wetlands for the purposes of this buffer.
2. Setbacks from any upland buffer shall be a minimum of 25 feet. No filling, excavating or placement of permanent building shall be allowed within a required setback.
3. The property is in Zone B (area between 100 year and 500 year flood) as shown on FEMA map 12547 02006, 1992.
4. Condominiums may be used for transient rental (daily, weekly).
5. Signage may include off premise signs, located or to be located on current signage and infrastructure serving the property. All new signs on the property will conform to Article VII of the St. Johns County Land Development Code.
6. The PUD and this Master Development Plan map are binding upon and inure to the benefit of the current owner and any subsequent owners of the subject property.
7. The property does not contain any known or observed historic resources as defined by the St. Johns County Land Development Code.
8. Screening and location of solid waste storage dumpsters and areas will be in compliance with LDC Section 6.06.04(B)(8) which requires screening from the right-of-way and adjacent property by an enclosure constructed of materials that are compatible with the front of the building wall of the main building.
9. Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC 6.06.04(B)(9).
10. Should the redevelopment proposed in this Major Modification require adjustments to the existing signage, the adjustments shall be subject to approval by the Ponte Vedra/Palm Valley Coastal Corridor Architectural Review Committee.
11. Any changes to building locations, driveways, and/or pathways to facilitate improved access for Fire Services shall be permissible through approval of a Small Adjustment to the PUD.

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED _____
DATE _____
ORDINANCE NUMBER _____
FILE NUMBER _____

Sawgrass RESORT & SPA

Marriott.

October 2, 2007

EDSA

Exhibit A

Legal Description of Resort Land

COPY

HOTEL PARCEL

A PART OF THE CHRISTINA HILL OR FITCH GRANT, SECTION 50 AND A PART OF THE CHRISTINA HILL OR FITCH GRANT, SECTION 51, ALL IN TOWNSHIP 3 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF WATER OAK, AS RECORDED IN MAP BOOK 14, PAGES 51, 52, 53 AND 54 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 61°16'10" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE 160 FOOT RIGHT-OF-WAY OF T.P.C. BOULEVARD AS PLATTED AS PARCEL "A", BY SAID PLAT OF WATER OAK, A DISTANCE OF 25.99 FEET TO REFERENCE POINT "A", AS SHOWN ON SAID PLAT; THENCE SOUTH 28°43'50" EAST, ACROSS SAID RIGHT-OF-WAY, A DISTANCE OF 160.00 FEET, TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 750.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF T.P.C. BOULEVARD, A CHORD BEARING OF NORTH 85°39'03" EAST AND A CHORD DISTANCE OF 619.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF T.P.C. BOULEVARD, A CHORD BEARING OF SOUTH 52°48'03" EAST AND A CHORD DISTANCE OF 442.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°40'00" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID T.P.C. BOULEVARD, A DISTANCE OF 544.23 FEET; THENCE SOUTH 54°20'00" WEST A DISTANCE OF 130.00 FEET; THENCE SOUTH 28°02'02" WEST A DISTANCE OF 276.85 FEET; THENCE SOUTH 58°34'57" WEST A DISTANCE OF 216.45 FEET; THENCE SOUTH 27°26'23" WEST A DISTANCE OF 145.15 FEET; THENCE SOUTH 25°00'39" EAST A DISTANCE OF 45.00 FEET; THENCE SOUTH 68°10'56" EAST A DISTANCE OF 276.89 FEET; THENCE SOUTH 21°02'54" EAST A DISTANCE OF 139.97 FEET; THENCE SOUTH 72°45'16" WEST A DISTANCE OF 412.11 FEET; THENCE NORTH 63°26'41" WEST A DISTANCE OF 275.43 FEET; THENCE SOUTH 75°03'58" WEST A DISTANCE OF 114.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL KNOWN AS THE T.P.A. MAIN GOLF COURSE PARCEL AND DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS VOLUME 405, PAGE 291 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE NORTH 62°00'20" WEST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 293.92 FEET; THENCE NORTH 17°16'38" EAST A DISTANCE OF 624.82 FEET; THENCE NORTH 20°30'00" EAST A DISTANCE OF 897.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3: T.P.C. BOULEVARD–A-1-A TO GUARD GATE EASEMENT PARCEL
A NON-EXCLUSIVE EASEMENT APPURTENANT TO THE HOTEL PARCEL FOR INGRESS AND EGRESS FROM THE HOTEL PARCEL TO STATE ROAD A-1-A, AS CREATED BY ACCESS EASEMENT OVER T.P.C. BOULEVARD (HOTEL) FROM ARVIDA CORPORATION, A DELAWARE CORPORATION, TO RESORT HOLDINGS I, LTD., A GEORGIA LIMITED PARTNERSHIP, AS RECORDED IN OFFICIAL RECORDS BOOK 683, PAGE 176, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND AS AMENDED BY FIRST AMENDMENT TO ACCESS EASEMENT BETWEEN ARVIDA CORPORATION, A DELAWARE CORPORATION, AS GRANTOR AND RESORT HOLDINGS I, LTD., A GEORGIA LIMITED PARTNERSHIP, AS GRANTEE, DATED MARCH 25, 1986 AND RECORDED MARCH 31, 1986 IN OFFICIAL RECORDS BOOK 700, PAGE 607, AND AMENDMENT AGREEMENT MADE ON THE 25TH DAY OF MARCH 1986, BY AND AMONG ARVIDA CORPORATION, A DELAWARE CORPORATION, AND RESORT HOLDINGS, I, LTD., A GEORGIA LIMITED PARTNERSHIP, RESORT HOLDINGS II, LTD., A GEORGIA LIMITED PARTNERSHIP,

ARVIDA HOSPITALITY MANAGEMENT, INC., A FLORIDA CORPORATION, AND FILED ON MARCH 31, 1986 UNDER CLERK'S FILE NUMBER 86-7413 AND RECORDED IN OFFICIAL RECORDS BOOK 700, PAGE 598, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN AND TO THE FOLLOWING DESCRIBED PROPERTY LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, TO-WIT:

A PORTION OF T.P.C. BOULEVARD PLATTED AS PARCEL "A" ACCORDING TO THE PLAT OF WATER OAK, RECORDED IN MAP BOOK 14, PAGES 51 THROUGH 54, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, RUNNING FROM THE INTERSECTION OF T.P.C. BOULEVARD WITH STATE ROAD A-1-A TO AND INCLUDING ITS INTERSECTION WITH A NORTHERLY PROJECTION OF THE WESTERLY BOUNDARY LINE OF THE LANDS DESCRIBED AS THE HOTEL PARCEL.

TOGETHER WITH:

PARCEL 4:SIGNAGE EASEMENT PARCEL
A NON-EXCLUSIVE EASEMENT APPURTENANT TO THE HOTEL PARCEL FOR SIGN PURPOSES AS CREATED BY AGREEMENT BETWEEN ARVIDA CORPORATION, A DELAWARE CORPORATION, AS GRANTOR AND RESORT HOLDINGS I, LTD., A GEORGIA LIMITED PARTNERSHIP, DATED SEPTEMBER 3, 1985 AND FILED SEPTEMBER 4, 1985 UNDER CLERK'S NUMBER 85-19204 AND RECORDED IN OFFICIAL RECORDS BOOK 683, PAGE 190, AND BY FIRST AMENDMENT TO SIGN EASEMENT DATED MARCH 25, 1986 AND FILED MARCH 31, 1986 UNDER CLERK'S NUMBER 86-7415 AND RECORDED IN OFFICIAL RECORDS BOOK 700, PAGE 609 AND BY AMENDMENT AGREEMENT MADE ON THE 25TH OF MARCH, 1986 BY AND AMONG ARVIDA CORPORATION, A DELAWARE CORPORATION, RESORT HOLDINGS I, LTD., A GEORGIA LIMITED PARTNERSHIP, RESORT HOLDINGS II, LTD., A GEORGIA LIMITED PARTNERSHIP AND ARVIDA HOSPITALITY MANAGEMENT, INC., A FLORIDA CORPORATION, AND FILED ON MARCH 31, 1986 UNDER CLERKS' FILE NUMBER 86-7413 AND RECORDED IN OFFICIAL RECORDS BOOK 700, PAGE 598, GRANTING SAID EASEMENT IN AND TO THE FOLLOWING DESCRIBED LAND LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, TO-WIT:

A PART OF T.P.C. BOULEVARD AS PLATTED AS PARCEL "A" BY THE PLAT OF WATER OAK AS RECORDED IN MAP BOOK 14, PAGES 51, 52, 53, AND 54, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID T.P.C. BOULEVARD WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (AS NOW ESTABLISHED AS A 200 FOOT RIGHT-OF-WAY); THENCE NORTH 00°40'10" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 113.34 FEET; THENCE NORTH 89°19'50" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING LYING ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 590.00 FEET; THENCE FROM SAID POINT OF BEGINNING SOUTH 81°03'54" WEST, ALONG THE ARC OF SAID CURVE, A CHORD DISTANCE OF 110.51 FEET; THENCE NORTH 06°36'23" EAST, A DISTANCE OF 95.32 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 400.00 FEET; THENCE SOUTH 58°16'33" EAST, ALONG THE ARC OF SAID CURVE, A CHORD DISTANCE OF 115.62 FEET; THENCE SOUTH 00°40'10" WEST, A DISTANCE OF 16.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 8: DRAINAGE EASEMENT PARCEL
A NON-EXCLUSIVE EASEMENT FOR DRAINAGE FOR THE HOTEL PARCEL AND PARCEL 6 TO UTILIZE THE DRAINAGE SYSTEM, "PERIMETER CANAL", AS CREATED BY GRANT OF EASEMENT FROM FLETCHER LAND CORPORATION TO TOURNAMENT PLAYERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, DATED FEBRUARY 1, 1979 AND FILED MARCH 6, 1979 UNDER

COPY

CLERK'S FILE NUMBER 79-2946 AND RECORDED IN OFFICIAL RECORDS BOOK 405, PAGE 276, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

COPY

TOGETHER WITH:

PARCEL F:
THE RIGHT OF USE OF A PARCEL OF LAND AS SET FORTH IN ARTICLE 6.1 OF THAT CERTAIN TPC COURSES AGREEMENT, DATED AUGUST 14, 1989, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO TPC COURSES AGREEMENT, DATED DECEMBER 8, 2000, A MEMORANDUM OF WHICH IS DATED DECEMBER 8, 2000 AND RECORDED DECEMBER 12, 2000 IN OFFICIAL RECORDS BOOK 1550, PAGE 445, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PERMITTED EXCEPTIONS

4. Easement recorded in O.R. Book 298, Page 793 and assigned in O.R. Book 435, Page 103, Public Records of St. Johns County, Florida. (As to Parcels 3, 4 and 8, and The Hotel Parcel)

5. Grant of Easement recorded in O.R. Book 405, Page 276; together with Assignment recorded in O.R. Book 450, Page 752, Public Records of St. Johns County, Florida. (As to Parcel 8 and The Hotel Parcel)

6. Memorandum of Marketing Agreement recorded in O.R. Book 450, Page 743; together with Amended and Restated Marketing Agreement recorded in O.R. Book 773, Page 527, Public Records of St. Johns County, Florida. (As to Parcels 3, 4, 8 and The Hotel Parcel)

7. Memorandum of Utility Service Agreement recorded in O.R. Book 538, Page 37; together with Quit-Claim Deed recorded in O.R. Book 2341, Page 524, Public Records of St. Johns County, Florida. (As to Parcels 3, 4, 8 and The Hotel Parcel)

8. Covenants, conditions and restrictions recorded in O.R. Book 498, Page 508; together with Amendment recorded in O. R. Book 735, Page 392, Assignment recorded in O. R. Book 762, Page 1442, and Supplements recorded in O. R. Books: 847/727, 879/1635, 967/1341, 981/1073, 983/141, 1017/781, 1088/1192 and 1106/809. (As to Parcels 3, 4, 8 and The Hotel Parcel)

9. Amended and Restated Declaration of Covenants recorded in O. R. Book 1108, Page 888, Public Records of St. Johns County, Florida. (As to Parcels 3, 4, 8 and The Hotel Parcel)

10. Covenants, conditions and restrictions in O.R. Book 683, Page 142 and O.R. Book 683, Page 256; together with Amendments recorded in O.R. Book 828, Page 1355 and O.R. Book 2326, Page 999, Public Records of St. Johns County, Florida. (As to Parcels 3, 4, 8 and The Hotel Parcel)

11. Sign Easement recorded in O.R. Book 683, Page 190; together with Amendment recorded in O.R. Book 700, Page 609, Public Records of St. Johns County, Florida. (as to Parcels 4 and The Hotel Parcel)

12. Access Easement over TPC Boulevard recorded in O.R. Book 683, Page 178; together with Amendments recorded in O.R. Book 700, Page 598 and O.R. Book 700, Page 607, Public Records of St. Johns County, Florida. (As to Parcel 3 and The Hotel Parcel)

13. Access Easement over TPC Boulevard recorded in O.R. Book 683, Page 292; together with Amendment recorded in O.R. Book 708, Page 2016, Public Records of St. Johns County, Florida. (As to The Hotel Parcel)

14. Drainage Easement and Construction Agreement recorded in O.R. Book 683, Page 197, Public Records of St. Johns County, Florida. (As to The Hotel Parcel)

COPY

15. Drainage Easement Agreement recorded in O.R. Book 683, Page 113; together with Modification recorded in O.R. Book 699, Page 1836, Public Records of St. Johns County, Florida. (As to The Hotel Parcel)

16. Utilities Easement and Construction Agreement recorded in O.R. Book 700, Page 812, Public Records of St. Johns County, Florida. (As to The Hotel Parcel)

17. Drainage Easement recorded in O.R. Book 683, Page 322, Public Records of St. Johns County, Florida. (As to The Hotel Parcel)

18. Release and Modification of Restrictive Covenants and Rights of First Refusal recorded in O.R. Book 683, Page 107, Public Records of St. Johns County, Florida. (As to Parcels 8 and The Hotel Parcel)

19. Rights of the tenants as tenants only under unrecorded leases, as follows: if any. (As to The Hotel Parcel)

20. Easement contained in Warranty Deed recorded in O.R. Book 1026, Page 1442, Public Records of St. Johns County, Florida. (As to Parcels 3, 4, 8 and The Hotel Parcel)

21. Certificate of Approval and Compliance recorded in O.R. Book 700, Page 706, Public Records of St. Johns County, Florida. (As to The Hotel Parcel)

22. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. (As to Parcels A and E)

23. This policy does not insure any portion of the insured parcel lying waterward of the mean-high water line of Atlantic Ocean. (As to Parcels A and E)

24. Coastal Construction Control Line as described in Map Book 13B, Pages 1 through 15, inclusive and recorded in O.R. Book 771, Page 1621, Public Records of St. Johns County, Florida. (As to Parcels A and E)

25. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area. (As to Parcels A and E)

26. Riparian and littoral rights are not insured. (As to Parcels A and E)

27. Reservation and grant of easements recorded in O.R. Book 235, Page 737, Public Records of St. Johns County, Florida. (As to Parcel A)

28. Non-exclusive Easement as set forth in Deed recorded in O.R. Book 600, Page 432, Public Records of St. Johns County, Florida. (As to Parcel A)

29. Cabana Club Use Agreement recorded in O.R. Book 600, Page 428, Public Records of St. Johns County, Florida. (As to Parcel A)

COPY

30. Reciprocal Easement Agreement recorded in O.R. Book 795, Page 172, Public Records of St. Johns County, Florida. (As to Parcels A and B)

31. Memorandum of Cabana Club Agreement recorded in O.R. Book 1274, Page 1709, Public Records of St. Johns County, Florida. (As to Parcels A and B)

32. Grant of Easement recorded in O.R. Book 870, Page 1132, Public Records of St. Johns County, Florida. (As to Parcel C)

33. TPC Courses Agreement recorded in O.R. Book 1550, Page 445, Public Records of St. Johns County, Florida. (As to Parcel F only)

34. Encroachments as shown on survey by Boatwright Land Surveyors, Inc. dated April 1, 2006, File No. 2006-435 (6 sheets) (As to Parcels 3, 4, 8 and The Hotel Parcel)

35. Encroachments as shown on survey by Boatwright Land Surveyors, Inc. dated May 24, 2006, File No. 2006-0477 (3 sheets) (As to Parcels A and B)

COPY

COPY

COPY

Legal Description of Resort Land

RESIDENTIAL PARCEL

A PART OF THE CHRISTINA HILL OR FITCH GRANT, SECTION 51 AND A PART OF THE HILL OR FITCH OR SANCHEZ GRANT, SECTION 52, ALL IN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF WATER OAK, A RECORDED IN MAP BOOK 14, PAGES 51, 52, 53 AND 54 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 61°16'10" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE 160 FOOT RIGHT OF WAY OF T.P.C. BOULEVARD, PLATTED AS PARCEL "A", BY SAID PLAT OF WATER OAK, A DISTANCE OF 25.99 FEET TO REFERENCE POINT "A" AS SHOWN ON SAID PLAT; THENCE SOUTH 28°43'50" EAST ACROSS SAID RIGHT-OF-WAY A DISTANCE OF 160.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 750.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF T.P.C. BOULEVARD, A CHORD BEARING OF SOUTH 77°11'55" EAST AND A CHORD DISTANCE OF 994.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°40'00" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID T.P.C. BOULEVARD, A DISTANCE OF 544.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 35°40'00" EAST, CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 233.80 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 700.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 516.93 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 56°48'42" EAST AND A CHORD DISTANCE OF 505.28 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 06°38'23" WEST A DISTANCE OF 1215.70 FEET TO THE NORTHEAST CORNER OF THE 28 ACRE EXCEPTION TO PARCEL 2, DESCRIBED IN OFFICIAL RECORDS VOLUME 502, PAGE 765 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE SOUTH 85°39'43" WEST, ALONG THE NORTH LINE OF SAID LANDS, AND ITS WESTERLY PROJECTION, A DISTANCE OF 1369.52 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL KNOWN AS THE T.P.A. MAIN GOLF COURSE PARCEL AND DESCRIBED IN EXHIBIT "B" OF OFFICIAL RECORDS VOLUME 405, PAGE 291 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE BOUNDARY OF SAID LANDS, THE FOLLOWING THREE COURSES: NORTH 20°15'30" EAST A DISTANCE OF 90.54 FEET; NORTH 38°31'20" EAST A DISTANCE OF 287.23 FEET; NORTH 16°01'00" WEST A DISTANCE OF 626.17 FEET; THENCE NORTH 75°03'58" EAST A DISTANCE OF 114.77 FEET; THENCE SOUTH 63°26'41" EAST A DISTANCE OF 275.42 FEET; THENCE NORTH 72°45'16" EAST A DISTANCE OF 412.11 FEET; THENCE NORTH 21°02'54" WEST A DISTANCE OF 139.97 FEET; THENCE NORTH 68°10'56" WEST A DISTANCE OF 278.89 FEET; THENCE NORTH 68°10'56" WEST A DISTANCE OF 278.89 FEET; THENCE NORTH 25°00'39" WEST A DISTANCE OF 45.00 FEET; THENCE NORTH 27°26'23" EAST A DISTANCE OF 145.15 FEET; THENCE NORTH 58°34'57" EAST A DISTANCE OF 216.45 FEET; THENCE NORTH 28°02'02" EAST A DISTANCE OF 276.85 FEET; THENCE NORTH 54°20'03" EAST A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 6: T.P.C. BOULEVARD—A-1-A TO HOTEL EASEMENT PARCEL:
A NON-EXCLUSIVE EASEMENT APPURTENANT TO THE RESIDENTIAL PARCEL FOR INGRESS AND EGRESS AS CREATED BY ACCESS EASEMENT OVER T.P.C. BOULEVARD BETWEEN ARVIDA CORPORATION AND RESORT HOLDINGS II, LTD., A GEORGIA LIMITED PARTNERSHIP, DATED SEPTEMBER 3, 1985 AND RECORDED SEPTEMBER 4, 1985 IN OFFICIAL RECORDS BOOK

COPY

683, PAGE 292 AND AS AMENDED BY FIRST AMENDMENT TO ACCESS EASEMENT OVER T.P.C. BOULEVARD, DATED JUNE 19, 1986 AND RECORDED JUNE 26, 1986 UNDER CLERK'S FILE NUMBER 86-15966, IN OFFICIAL RECORDS BOOK 706, PAGE 2016, OVER AND UPON A PORTION OF T.P.C. BOULEVARD [illegible] PARCEL "A" ACCORDING TO THE PLAT OF WATER OAK, RECORDED IN MAP BOOK [illegible] PAGES 51 THROUGH 54, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, RUNNING FROM AND INCLUDING THE INTERSECTION OF T.P.C. BOULEVARD WITH ST. [illegible] ROAD [illegible] A TO AND INCLUDING ITS INTERSECTION WITH A NORTHEASTERLY PR[illegible] LINE BEGINNING AT THE NORTHERNMOST POINT OF THE "PROPERTY", DEFINED [illegible] THE ACCESS EASEMENT AND BEARING NORTH 54°20'00" EAST.

TOGETHER WITH:

PARCEL 8: DRAINAGE EASEMENT PARCEL:
A NON-EXCLUSIVE EASEMENT FOR DRAINAGE FOR THE RESIDENTIAL PARCEL AND PARCEL 6 TO UTILIZE THE DRAINAGE SYSTEM, "PERIMETER CANAL", AS CREATED BY GRANT OF EASEMENT FROM FLETCHER LAND CORPORATION TO TOURNAMENT PLAYERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, DATED FEBRUARY 1, 1979 AND FILED MARCH 6, 1979 UNDER CLERK'S FILE NUMBER 79-[illegible]946 AND RECORDED IN OFFICIAL RECORDS BOOK 405, PAGE 276, PUBLIC RE[illegible] JOHNS COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL F:
THE RIGHT OF USE OF [illegible] LAND AS SET FORTH IN ARTICLE 6.1 OF THAT CERTAIN TPC COURSES AGREEMENT, DATED AUGUST 14, 1989, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO TPC [illegible] AGREEMENT, DATED DECEMBER 8, 2000, A MEMORANDUM OF WHICH IS DATED DECEMBER 8, 2000 AND RECORDED DECEMBER 12, 2000 IN OFFICIAL RECORDS BOOK 1550, PAGE 446, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.

COPY

COPY

PERMITTED EXCEPTIONS

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5. Grant of Easement recorded in O.R. Book 405, Page 276; together with Assignment recorded in O.R. Book 450, Page [illegible], Public Records of St. Johns County, Florida. (As to Parcel 8 and The Residential Parcel)

6. Memorandum of Marketing Agreement recorded in O.R. Book 450, Page 743; together with Amended and Restated Marketing Agreement recorded in O.R. Book 773, Page 527, Public Records of St. Johns County, Florida. (As to Parcels 6, 8 and The Residential Parcel)

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8. Covenants, conditions and restrictions recorded in O.R. Book 498, Page 508; together with Amendment recorded in O.R. Book 735, Page 392, Assignment recorded in O.R. Book 762, Page 1442, and Supplements recorded in O.R. Books: 847/727, 879/1635, 967/1341, 981/1073, 983/14[illegible], [illegible]/1192 and 1106/809. (As to Parcels 6, 8 and The Residential Parcel)

9. Amended and Restated Declaration of Covenants recorded in O. R. Book 1108, Page 888, Public Records of St. Johns County, Florida. (As to Parcels 6, 8 and The Residential Parcel)

10. Covenants, conditions and restrictions in O.R. Book 683, Page 142 and O.R. Book 683, Page 256; together with Amendments recorded in O.R. Book 828, Page 1355 and O.R. Book 2326, Page 999, Public Records of St. Johns County, Florida. (As to Parcels 6, 8 and The Residential Parcel)

11. Access Easement over TPC Boulevard recorded in O.R. Book 683, Page 178; together with Amendments recorded in O.R. Book 700, Page 598 and O.R. Book 700, Page 607, Public Records of St. Johns County, Florida. (As to The Residential Parcel)

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13. Drainage Easement and Construction Agreement recorded in O.R. Book 683, Page 197, Public Records of St. Johns County, Florida. (As to The Residential Parcel)

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15. Utilities Easement and Construction Agreement recorded in O.R. Book 700, Page 612, Public Records of St. Johns County, Florida. (As to The Residential Parcel)

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18. Rights of the tenants only under unrecorded leases, as follows: if any. (As to The Residential Parcel)

19. Easement contained in Warranty Deed recorded in O.R. Book 1026, Page 1442, Public Records of St. Johns County, Florida. (As to Parcels 6, 8 and The Residential Parcel)

20. Certificate of Approval and Compliance recorded in O.R. Book 700, Page 706, Public Records of St. Johns County, Florida. (As to The Residential Parcel)

21. TPC Courses Agreement recorded in O.R. Book 1550, Page 445, Public Records of St. Johns County, Florida. (As to Parcel E only)

22. Encroachments as shown on survey by Boatwright Land Surveyors, Inc. dated April 1, 2006, File No. 2006-435 [illegible] (As to Parcels 6, 8 and The Residential Parcel)

COPY

COPY

SAR:177228:1

I HEREBY CERTIFY THE [illegible]
IS A TRUE AND CORRECT COPY [illegible]
ON R[illegible] ST. JOHNS COUNTY, FLORIDA
WITN[illegible] AND OFFICIAL SEAL
THIS 28 [illegible] OF November 20 07
CHERY[illegible]LAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY: Wenna King D.C.

The St. Augustine Record

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES K. BARRETT** who on oath says that she is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being a **NOTICE OF HEARING** in the matter **MAJ 07-22 MARRIOTT AND SAWGRASS** was published in said newspaper in the issues of **OCTOBER 15, 2007.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **15TH** day of **OCTOBER, 2007.**

by _____ who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

Patricia A Bergquist

(Signature of Notary Public) (Seal)

Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

PATRICIA A. BERGQUIST

COPY OF ADVERTISMENT

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, October 30, 2007 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to revise MDP text to reflect a revised development plan to redevelop and improve the existing hotel and villas, to revise the MDP map to illustrate those changes and to update the PUD's legal description. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property is located West of SR A1A, south of PGA Tour Boulevard and Sawgrass Village within St. Johns County, Florida.

This file is maintained in the Planning Division of the Growth Management Services Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1 800 955 8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedures. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BEN RICH, CHAIRMAN

FILE NUMBER: MAJMOD 2007-22 Marriott and Sawgrass Resort Hotel Redevelopment
L2848-7 Oct 15, 2007