RESOLUTION NO. 85-44

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA

WHEREAS, Arvida Corporation, as owner, has tendered a deed dated February 6, 1985 to the Board of County Commissioners of St. Johns County, Florida, conveying to the County certain lands for a courthouse annex and certain other stated purposes,

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

Section 1. The above-described deed is hereby accepted by the Board of County Commissioners of St. Johns County, Florida. This acceptance shall not be deemed an acceptance requiring construction or maintenance of the land by the County.

Section 2. The Clerk is instructed to file the title opinion and to record the deed in the official public records of St. Johns County at the County’s expense.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 26th day of March, 1985.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: [Signature]
Deputy Clerk
SPECIAL WARRANTY DEED
(Fire Station Site)

THIS SPECIAL WARRANTY DEED is made as of the 6th day of February, 1984, by ARVIDA CORPORATION, a Delaware corporation (the "Grantor"), to ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose post office address is c/o St. Johns County Commissioner, Cordova Street, St. Augustine, Florida 32084 (the "Grantee").

The Grantor, for and in consideration of the sum of Ten and NO/100 Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in St. Johns County, Florida, described on Exhibit A attached hereto and made a part hereof (the "Property").

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

TO HAVE AND TO HOLD the same in fee simple forever.

The Grantor hereby warrants the title to the land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, except those persons making lawful claims by, through or under the Grantor pursuant to any of those matters described on Exhibit A attached hereto, to which the property is subject.

By acceptance of this Deed, Grantee agrees and covenants that the Property shall be used or held solely for courthouse annex, emergency rescue facility, law enforcement, fire station or related ancillary purposes, and for installation or monitoring of test wells, but for no other purpose. If the Property ceases to be used for such purposes, Grantor and Grantee shall negotiate in good faith to determine other suitable public or community support uses for the property, pursuant to the terms of the Restated Development of Regional Impact Order dated April 26, 1983. Grantee further agrees and covenants that no improvements may be constructed on
the Property until the plans therefor have been approved by Grantor. Grantee shall submit to Grantor a complete set of plans for the improvements, including landscaping, which Grantor shall promptly review and within fifteen (15) days from receipt shall notify Grantee of its approval or disapproval including written reasons for any disapproval. In the event of disapproval, Grantee shall revise its plans as necessary and resubmit them for further review in accordance with the procedure set forth herein. The covenants and restrictions created hereby shall run with the Property and be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. The covenants and restrictions created hereby shall be terminated and be of no further force and effect upon the expiration of twenty (20) years from the date thereof.

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

Signed, sealed and delivered in the presence of:

[Signature]
[Name]

ARVIDA CORPORATION

By: [Signature]
John C. Yelverton,
Vice President

[CORPORATE SEAL]

STATE OF FLORIDA )
COUNTY OF Duval )ss

The foregoing instrument was acknowledged before me this 6th day of February, 1985, by John C. Yelverton, the Vice President of ARVIDA CORPORATION, a Delaware corporation, on behalf of the corporation.

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

My Commission Expires:

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SUBJECT TO:


2) Easement dated March 12, 1976, recorded in Official Records Book 298, Page 793, of the current public records of St. Johns County, Florida.

3) Taxes accruing subsequent to December 31, 1984.