

RESOLUTION NO. 87-188
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, William H. Hall and Calvin H. Hudson and Ellen L. Hudson, his wife, as owners, have tendered a Warranty Deed, dated August 21, 1987 to the Board of County Commissioners of St. Johns County, Florida conveying to the County the lands described therein for a golf course and related uses and containing reverter and other special conditions.

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

Section 1. The above described Warranty Deed is hereby accepted by the Board of County Commissioners of St. Johns County, Florida.

Section 2. The Clerk is instructed to file the title policy and to record the Warranty Deed in the official public records of St. Johns County at County expense.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 8th day of September, 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Phyllis L. Lydon
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Cheryl Kene
Deputy Clerk

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

WARRANTY DEED

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

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

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

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

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

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

Signed, sealed and delivered in the presence of:

Laura Truckish

William H. Hall
William H. Hall

Dearline C. Cornett

Calvin H. Hudson
Calvin H. Hudson

Ellen L. Hudson
Ellen L. Hudson

STATE OF FLORIDA

COUNTY OF Duval

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

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

Laura Truckish
Notary Public, State of Florida
My Commission Expires: May 21, 1991

PARCEL D-2(Golf Course)

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

Commencing at the northeast corner of said Section 16; thence South 1 degree 23 minutes 54 seconds East assumed bearing along the east line of said Section 16, a distance of 1349.99 feet; thence South 88 degrees 36 minutes 06 seconds West 35.00 feet to the point of beginning of the land to be described; thence North 55 degrees 38 minutes 40 seconds West, 154.03 feet; thence South 70 degrees 56 minutes 49 seconds West, 171.53 feet to a point on a curve concave to the left having a radius of 3258.10 feet; thence northwesterly along the arc of said curve passing through a central angle of 00 degrees 36 minutes 55 seconds subtended by a chord bearing and distance of North 19 degrees 21 minutes 39 seconds West, an arc length of 35.00 feet; thence North 70 degrees 56 minutes 49 seconds East, 130.00 feet; thence northwesterly along the arc of a curve concave to the left having a radius of 3308.09 feet passing through a central angle of 09 degrees 41 minutes 56 seconds, subtended by a chord bearing and distance of North 24 degrees 29 minutes 37 seconds West, 572.85 feet, an arc length of 573.53 feet to a point of curvature of a curve concave to the left having a radius of 1081.64 feet; thence northwesterly along the arc of said curve passing through a central angle of 11 degrees 26 minutes 22 seconds, subtended by a chord bearing and distance of North 35 degrees 03 minutes 49 seconds West, 215.60 feet, an arc length of 215.96 feet; thence South 49 degrees 13 minutes 00 seconds West, 130 feet; thence northwesterly along the arc of a curve concave to the left having a radius of 951.64 feet, passing through a central angle of 11 degrees 56 minutes 34 seconds, subtended by a chord bearing and distance of North 46 degrees 45 minutes 17 seconds West, 198.00 feet, an arc length of 198.36 feet; thence North 37 degrees 16 minutes 26 seconds East, 127.13 feet; thence North 60 degrees 19 minutes 12 seconds West, 236.08 feet; thence North 35 degrees 31 minutes 58 seconds West, 60.18 feet; thence North 79 degrees 08 minutes 22 seconds West, 319.94 feet; thence South 06 degrees 00 minutes 30 seconds West, 135.00 feet; thence westerly along the arc of a curve concave to the left having a radius of 1000.92 feet, passing through a central angle of 07 degrees 43 minutes 40 seconds, subtended by a chord bearing and distance of North 87 degrees 51 minutes 20 seconds West, 134.9 feet, an arc length of 135.00 feet; thence North 1 degrees 43 minutes 10 seconds West, 135.00 feet; thence South 88 degrees 16 minutes 50 seconds West, 290.00 feet; thence North 68 degrees 41 minutes 16 seconds West, 88.60 feet; thence south 21 degrees 07 minutes 43 seconds West, 135.00 feet; thence northwesterly along an arc of a curve concave to the right having a radius of 576.77 feet, passing through a central angle of 09 degrees 16 minutes 14 seconds, subtended by a chord bearing and distance of North 64 degrees 14 minutes 10 seconds West, 93.22 feet, an arc length of 93.32 feet to a point of tangency; thence North 59 degrees 36 minutes 03 seconds West, 40.98 feet to a point of curvature of a curve concave to the right having a radius of 25.00 feet; thence northerly along the arc of said curve passing through a central angle of 92 degrees 45 minutes 50 seconds, subtended by a chord bearing and distance of North 13 degrees 13 minutes 07 seconds West, 36.20 feet, an arc length of 40.48 feet to a point of tangency; thence North 33 degrees 09 minutes 48 seconds East, 46.92 feet to a point of curvature of a curve concave to the left having a radius of 777.81 feet; thence northeasterly along the arc of said curve passing through a central angle of 18 degrees 55 minutes 27 seconds, subtended by a chord bearing and distance of North 23 degrees 42 minutes 05

seconds East, 255.74 feet, an arc length of 256.90 feet; thence North 88 degrees 16 minutes 50 seconds East 829.30 feet; thence south 55 degrees 43 minutes 42 seconds East 893.38 feet; thence South 14 degrees 13 minutes 22 seconds East 732.06 feet; thence South 40 degrees 04 minutes 45 seconds East 126.22 feet, to the intersection with a line that is 35.00 feet West of as measured at right angles to the east line of said Section 16; thence South 1 degrees 23 minutes 54 seconds East, parallel with said east line, 171.10 feet to the point of beginning.

Containing 16.17 acres more or less.

PARCEL E:

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

AS A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 01 DEGREES 23 MINUTES 54 SECONDS EAST, 1,349.99 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 06 SECONDS WEST, 35.00 FEET; THENCE NORTH 55 DEGREES 38 MINUTES 40 SECONDS WEST, 154.03 FEET; THENCE SOUTH 70 DEGREES 56 MINUTES 50 SECONDS WEST, 221.53 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS: THENCE CONTINUE SOUTH 70 DEGREES 56 MINUTES 50 SECONDS WEST, 130.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 3,078.10, PASSING THROUGH A CENTRAL ANGLE OF 11 DEGREES 22 MINUTES 24 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 21 MINUTES 59 SECONDS EAST, 610.01 FEET, AN ARC LENGTH OF 611.01 FEET; THENCE SOUTH 53 DEGREES 49 MINUTES 35 SECONDS WEST, 303.78 FEET; THENCE SOUTH 06 DEGREES 41 MINUTES 37 SECONDS EAST, 411.76 FEET; THENCE SOUTH 20 DEGREES 19 MINUTES 23 SECONDS EAST, 185.00 FEET; THENCE SOUTH 46 DEGREES 55 MINUTES 32 SECONDS EAST, 512.23 FEET; THENCE SOUTH 32 DEGREES 27 MINUTES 09 SECONDS EAST, 279.51 FEET; THENCE SOUTH 22 DEGREES 52 MINUTES 42 SECONDS EAST, 188.22 FEET; THENCE SOUTH 05 DEGREES 53 MINUTES 15 SECONDS EAST, 379.28 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 1,466.39 FEET, PASSING THROUGH A CENTRAL ANGLE OF 06 DEGREES 12 MINUTES 15 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 54 MINUTES 51 SECONDS WEST, 158.71 FEET, AN ARC LENGTH OF 158.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 383.59 FEET, PASSING THROUGH A CENTRAL ANGLE OF 17 DEGREES 43 MINUTES 09 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 57 MINUTES 08 SECONDS WEST, 118.16 FEET, AN ARC LENGTH OF 118.63 FEET; THENCE NORTH 23 DEGREES 54 MINUTES 26 SECONDS EAST, 94.84 FEET; THENCE NORTH 33 DEGREES 36 MINUTES 57 SECONDS WEST, 440.60 FEET; THENCE NORTH 53 DEGREES 29 MINUTES 24 SECONDS WEST, 155.72 FEET; THENCE SOUTH 74 DEGREES 39 MINUTES 01 SECONDS WEST, 273.72 FEET; THENCE

SOUTH 15 DEGREES 00 MINUTES 08 SECONDS EAST, 590.00 FEET; THENCE NORTH 77 DEGREES 43 MINUTES 59 SECONDS EAST, 375.11 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 433.59 FEET, PASSING THROUGH A CENTRAL ANGLE OF 25 DEGREES 58 MINUTES 20 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 49 MINUTES 33 SECONDS EAST, 194.87 FEET, AN ARC LENGTH OF 196.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING RADIUS OF 1,516.39; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 06 DEGREES 23 MINUTES 55 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87 DEGREES 00 MINUTES 41 SECONDS EAST, 169.26 FEET, AN ARC LENGTH OF 169.35 FEET; THENCE SOUTH 05 DEGREES 53 MINUTES 15 SECONDS EAST, 220.00 FEET; THENCE NORTH 84 DEGREES 06 MINUTES 45 SECONDS EAST, 125.00 FEET; THENCE SOUTH 05 DEGREES 53 MINUTES 15 SECONDS EAST, 200.00 FEET; THENCE SOUTH 84 DEGREES 06 MINUTES 45 SECONDS WEST, 125.00 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 18 SECONDS EAST, 264.47 FEET; THENCE SOUTH 20 DEGREES 16 MINUTES 11 SECONDS WEST, 180.75 FEET; THENCE SOUTH 60 DEGREES 28 MINUTES 28 SECONDS EAST, 125.00 FEET; THENCE SOUTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 686.89 FEET, PASSING THROUGH A CENTRAL ANGLE OF 16 DEGREES 18 MINUTES 12 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 40 MINUTES 38 SECONDS WEST, 194.8 FEET, AN ARC LENGTH OF 195.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 880.47 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 19 DEGREES 09 MINUTES 08 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 24 MINUTES 19 SECONDS WEST, 292.95 FEET, AN ARC LENGTH OF 294.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 92 DEGREES 55 MINUTES 55 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 33 MINUTES 07 SECONDS WEST, 36.25 FEET, AN ARC LENGTH OF 40.55 FEET TO A POINT OF TANGENCY; THENCE NORTH 22 DEGREES 05 MINUTES 11 SECONDS WEST, 249.43 FEET; THENCE NORTH 70 DEGREES 13 MINUTES 04 SECONDS EAST, 110.00 FEET; THENCE NORTH 05 DEGREES 57 MINUTES 03 SECONDS WEST, 333.77 FEET;

THENCE NORTH 61 DEGREES 57 MINUTES 08 SECONDS WEST, 169.85 FEET; THENCE SOUTH 70 DEGREES 16 MINUTES 47 SECONDS WEST, 256.04 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 44 SECONDS EAST, 360.98 FEET; THENCE SOUTH 20 DEGREES 18 MINUTES 29 SECONDS EAST, 348.82 FEET; THENCE SOUTH 86 DEGREES 25 MINUTES 11 SECONDS WEST, 181.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 1,133.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 56 DEGREES 58 MINUTES 16 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 05 MINUTES 41 SECONDS WEST, 1,081.58 FEET, AN ARC LENGTH OF 1,127.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 3,658.82; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 19 DEGREES 00 MINUTES 15 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 06 MINUTES 24 SECONDS WEST, 1,208.02 FEET, AN ARC LENGTH OF 1,213.58 FEET TO A POINT CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 90 DEGREES, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28 DEGREES 10 MINUTES 41 SECONDS EAST, 35.36 FEET, AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 73 DEGREES 10 MINUTES 42 SECONDS EAST, 34.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 3,598.81 FEET, PASSING THROUGH CENTRAL ANGLE OF 13 DEGREES 22 MINUTES 08 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 54 MINUTES 15 SECONDS EAST, 837.81 FEET, AN ARC LENGTH OF 839.72 FEET; THENCE NORTH 83 DEGREES 57 MINUTES 55 SECONDS EAST, 167.42 FEET; THENCE NORTH 53 DEGREES 19 MINUTES 28 SECONDS EAST, 172.70 FEET; THENCE NORTH 14 DEGREES 33 MINUTES 58 SECONDS WEST, 165.00 FEET; THENCE NORTH 37 DEGREES 49 MINUTES 58 SECONDS WEST, 200.00 FEET; THENCE

NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 3,268.81 FEET, PASSING THROUGH A CENTRAL ANGLE OF 08 DEGREES 24 MINUTES 00 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 01 MINUTES 19 SECONDS WEST, 478.81 FEET, AN ARC LENGTH OF 479.24 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 6,896.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 03 DEGREES 17 MINUTES 51 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 10 MINUTES 23 SECONDS WEST, 396.88 FEET, AN ARC LENGTH OF 396.93 FEET; THENCE NORTH 03 DEGREES 09 MINUTES 14 SECONDS WEST, 300.00 FEET; THENCE NORTH 70 DEGREES 36 MINUTES 49 SECONDS WEST, 197.80 FEET; THENCE SOUTH 61 DEGREES 20 MINUTES 47 SECONDS WEST, 217.19 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 7,226.66 FEET, PASSING THROUGH A CENTRAL ANGLE OF 05 DEGREES 50 MINUTES 33 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 42 MINUTES 08 SECONDS EAST, 736.62 FEET, AN ARC LENGTH OF 736.94 FEET; THENCE SOUTH 73 DEGREES 10 MINUTES 42 SECONDS WEST, 34.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 90 DEGREES 23 MINUTES 40 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 37 MINUTES 28 SECONDS WEST, 35.48 FEET, AN ARC LENGTH OF 39.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 7,286.66 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 07 DEGREES 43 MINUTES 28 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 33 MINUTES 54 SECONDS WEST, 981.63 FEET, AN ARC LENGTH OF 982.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 93 DEGREES 07 MINUTES 37 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 51 MINUTES 39 SECONDS EAST, 36.31 FEET, AN ARC LENGTH OF 40.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 84 DEGREES 25 MINUTES 28 SECONDS EAST, 72.63 FEET; THENCE SOUTH 05 DEGREES 34 MINUTES 32 SECONDS EAST, 140.81 FEET; THENCE NORTH 84 DEGREES 25 MINUTES 28 SECONDS EAST, 406.11 FEET; THENCE NORTH 58 DEGREES 04 MINUTES 54 SECONDS EAST, 127.77 FEET; THENCE NORTH 18 DEGREES 20 MINUTES 53 SECONDS EAST, 578.84 FEET; THENCE NORTH 40 DEGREES 22 MINUTES 29 SECONDS WEST, 238.17 FEET; THENCE NORTH 74 DEGREES 55 MINUTES 01 SECONDS WEST, 495.20 FEET; THENCE SOUTH 34 DEGREES 03 MINUTES 20 SECONDS WEST, 233.08 FEET; THENCE SOUTH 01 DEGREES 34 MINUTES 53 SECONDS EAST, 587.19 FEET; THENCE SOUTH 84 DEGREES 25 MINUTES 28 SECONDS WEST, 43.86 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 87 DEGREES 42 MINUTES 50 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51 DEGREES 43 MINUTES 06 SECONDS WEST, 34.64 FEET, AN ARC LENGTH OF 38.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 6,405.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 11 DEGREES 28 MINUTES 59 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 07 MINUTES 12 SECONDS WEST, 1,281.54 FEET, AN ARC LENGTH OF 1,283.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 1,775.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 29 DEGREES 32 MINUTES 30 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES 23 MINUTES 33 SECONDS EAST, 905.09 FEET, AN ARC LENGTH OF 915.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 33 DEGREES 09 MINUTES 48 SECONDS EAST, 203.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 87 DEGREES 14 MINUTES 09 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 46 MINUTES 53 SECONDS EAST, 34.49 FEET, AN ARC LENGTH OF 38.06 FEET TO A POINT OF

TANGENCY: THENCE SOUTH 59 DEGREES 36 MINUTES 02 SECONDS EAST, 45.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 626.77 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 09 DEGREES 16 MINUTES 14 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 14 MINUTES 10 SECONDS EAST, 101.30 FEET, AN ARC LENGTH OF 101.41 FEET; THENCE SOUTH 21 DEGREES 07 MINUTES 43 SECONDS WEST, 145.00 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 27 SECONDS WEST, 239.09 FEET; THENCE SOUTH 14 DEGREES 55 MINUTES 12 SECONDS EAST, 183.12 FEET; THENCE SOUTH 32 DEGREES 24 MINUTES 59 SECONDS WEST, 242.96 FEET; THENCE SOUTH 13 DEGREES 57 MINUTES 31 SECONDS WEST, 352.49 FEET; THENCE SOUTH 36 DEGREES 28 MINUTES 24 SECONDS EAST, 165.08 FEET; THENCE SOUTH 79 DEGREES 56 MINUTES 26 SECONDS EAST, 632.48 FEET; THENCE NORTH 55 DEGREES 12 MINUTES 47 SECONDS EAST, 338.03 FEET; THENCE NORTH 55 DEGREES 24 MINUTES 09 SECONDS EAST, 466.92 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 10 SECONDS WEST 145.00 FEET; THENCE NORTH 38 DEGREES 14 MINUTES 54 SECONDS WEST, 168.00 FEET; THENCE NORTH 13 DEGREES 14 MINUTES 43 SECONDS WEST, 260.25 FEET; THENCE NORTH 38 DEGREES 10 MINUTES 11 SECONDS EAST, 150.37 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 901.64 FEET, PASSING THROUGH A CENTRAL ANGLE OF 11 DEGREES 26 MINUTES 18 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 06 MINUTES 40 SECONDS EAST, 179.70 FEET, AN ARC LENGTH OF 180.00 FEET; THENCE SOUTH 33 DEGREES 14 MINUTES 21 SECONDS WEST, 129.96 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 3,078.10 FEET, PASSING THROUGH A CENTRAL ANGLE OF 11 DEGREES 44 MINUTES 31 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25 DEGREES 34 MINUTES 32 SECONDS EAST, 629.72 FEET, AN ARC LENGTH OF 630.82 FEET; THENCE NORTH 70 DEGREES 56 MINUTES 49 SECONDS EAST, 130.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 3,208.10 FEET, PASSING THROUGH A CENTRAL ANGLE OF 00 DEGREES 37 MINUTES 30 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 21 MINUTES 56 SECONDS EAST, 35.00 FEET, AN ARC LENGTH OF 35.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 146.19 ACRES MORE OR LESS.

PARCEL F:

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

AS A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16: THENCE SOUTH 01 DEGREES 23 MINUTES 54 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID SECTION 16, 2,616.61 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 59 SECONDS EAST, 341.04 FEET; THENCE SOUTH 05 DEGREES 53 MINUTES 15 SECONDS EAST, 1,973.97 FEET; THENCE SOUTH 44 DEGREES 29 MINUTES 59 SECONDS WEST, 416.24 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS: THENCE SOUTH 59 DEGREES 14 MINUTES 27 SECONDS EAST, 168.67 FEET; THENCE SOUTH 03 DEGREES 47 MINUTES 39 SECONDS EAST, 345.19 FEET; THENCE SOUTH 15 DEGREES 38 MINUTES 51 SECONDS EAST, 218.97 FEET; THENCE NORTH 74 DEGREES 21 MINUTES 09 SECONDS EAST, 135.00 FEET; THENCE SOUTH 15 DEGREES 38 MINUTES 51 SECONDS EAST, 290.00 FEET; THENCE SOUTH 74 DEGREES 21 MINUTES 09 SECONDS WEST, 135.00 FEET; THENCE SOUTH 15 DEGREES 38 MINUTES 51 SECONDS EAST, 417.54 FEET; THENCE SOUTH 41 DEGREES 49 MINUTES 39 SECONDS WEST, 409.18 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, 280.22 FEET; THENCE SOUTH 52 DEGREES 00 MINUTES 28 SECONDS EAST, 202.41 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 32 SECONDS EAST, 130.36 FEET; THENCE NORTH 67 DEGREES 13 MINUTES 39 SECONDS EAST, 201.56 FEET; THENCE SOUTH 23 DEGREES 18 MINUTES 07 SECONDS EAST, 280.00 FEET; THENCE SOUTH 77 DEGREES 48 MINUTES 17 SECONDS WEST, 207.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 371.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 41 DEGREES 52 MINUTES 46 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH

58 DEGREES 51 MINUTES 54 SECONDS WEST, 365.23 FEET, AN ARC LENGTH OF 271.32 FEET; THENCE NORTH 54 DEGREES 04 MINUTES 20 SECONDS WEST, 140.08 FEET; THENCE SOUTH 24 DEGREES 47 MINUTES 55 SECONDS WEST, 400.78 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 41 SECONDS WEST, 183.58 FEET; THENCE SOUTH 11 DEGREES 08 MINUTES 01 SECONDS EAST, 110.07 FEET; THENCE SOUTH 31 DEGREES 52 MINUTES 01 SECONDS EAST, 150.00 FEET; THENCE NORTH 77 DEGREES 29 MINUTES 31 SECONDS EAST, 196.09 FEET; THENCE NORTH 41 DEGREES 28 MINUTES 50 SECONDS EAST, 280.96 FEET; THENCE NORTH 12 DEGREES 40 MINUTES 39 SECONDS EAST, 320.36 FEET; THENCE NORTH 50 DEGREES 10 MINUTES 23 SECONDS WEST, 108.18 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 321.06 FEET, PASSING THROUGH A CENTRAL ANGLE OF 37 DEGREES 53 MINUTES 39 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 48 MINUTES 57 SECONDS EAST, 208.94 FEET, AN ARC LENGTH OF 212.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 48 MINUTES 17 SECONDS EAST, 205.04 FEET; THENCE SOUTH 09 DEGREES 10 MINUTES 37 SECONDS EAST, 103.40 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 45 SECONDS WEST, 380.00 FEET; THENCE SOUTH 12 DEGREES 27 MINUTES 48 SECONDS WEST, 169.17 FEET; THENCE SOUTH 26 DEGREES 38 MINUTES 21 SECONDS WEST, 149.83 FEET; THENCE SOUTH 58 DEGREES 07 MINUTES 59 SECONDS WEST, 390.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 1,001.24 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 19 DEGREES 21 MINUTES 00 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES 57 MINUTES 30 SECONDS WEST, 319.20 FEET, AN ARC LENGTH OF 320.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 389.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 58 DEGREES 02 MINUTES 02 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 48 MINUTES 01 SECONDS WEST, 378.17 FEET, AN ARC LENGTH OF 394.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 10,651.08 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 04 DEGREES 41 MINUTES 46 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79 DEGREES 50 MINUTES 05 SECONDS WEST, 872.75 FEET, AN ARC LENGTH OF 872.99 FEET; THENCE SOUTH 40 DEGREES 24 MINUTES 41 SECONDS WEST, 158.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 59 DEGREES 41 MINUTES 36 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31 DEGREES 43 MINUTES 29 SECONDS WEST, 268.75 FEET, AN ARC LENGTH OF 281.30 FEET; THENCE NORTH 85 DEGREES 04 MINUTES 52 SECONDS EAST, 150.00 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 12 SECONDS EAST, 197.03 FEET; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 804.59 FEET, PASSING THROUGH A CENTRAL ANGLE OF 13 DEGREES 15 MINUTES 45 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 08 MINUTES 14 SECONDS EAST, 185.83 FEET, AN ARC LENGTH OF 186.24 FEET; THENCE SOUTH 15 DEGREES 29 MINUTES 39 SECONDS EAST, 130.00 FEET; THENCE NORTH 74 DEGREES 30 MINUTES 21 SECONDS EAST, 640.00 FEET; THENCE NORTH 41 DEGREES 08 MINUTES 27 SECONDS EAST, 116.62 FEET; THENCE NORTH 17 DEGREES 53 MINUTES 44 SECONDS WEST, 185.27 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 18 SECONDS WEST, 119.27 FEET; THENCE SOUTH 74 DEGREES 30 MINUTES 21 SECONDS WEST, 665.00 FEET; THENCE SOUTH 15 DEGREES 29 MINUTES 39 SECONDS EAST, 129.04 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 754.59 FEET, PASSING THROUGH A CENTRAL ANGLE OF 09 DEGREES 50 MINUTES 12 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82 DEGREES 18 MINUTES 39 SECONDS WEST, 129.39 FEET, AN ARC LENGTH OF 129.55 FEET; THENCE NORTH 02 DEGREES 37 MINUTES 53 SECONDS WEST, 126.65 FEET; THENCE NORTH 09 DEGREES 58 MINUTES 17 SECONDS WEST, 394.83 FEET; THENCE NORTH 20 DEGREES 30 MINUTES 15 SECONDS EAST, 144.62 FEET; THENCE NORTH 49 DEGREES 06 MINUTES 14 SECONDS EAST, 498.16 FEET; THENCE NORTH 32 DEGREES 31 MINUTES 07 SECONDS EAST, 134.54 FEET; THENCE NORTH 01 DEGREES 04 MINUTES 47 SECONDS EAST, 438.21 FEET; THENCE NORTH 48 DEGREES 46 MINUTES 09 SECONDS

WEST, 191.38 FEET; THENCE SOUTH 74 DEGREES 30 MINUTES 21 SECONDS WEST, 695.00 FEET; THENCE NORTH 15 DEGREES 29 MINUTES 39 SECONDS WEST, 360.00 FEET; THENCE SOUTH 74 DEGREES 30 MINUTES 21 SECONDS WEST, 125.00 FEET; THENCE NORTH 15 DEGREES 29 MINUTES 39 SECONDS WEST, 300.00 FEET; THENCE NORTH 74 DEGREES 30 MINUTES 21 SECONDS EAST, 125.00 FEET; THENCE NORTH 15 DEGREES 29 MINUTES 39 SECONDS WEST, 515.00 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 04 SECONDS WEST, 175.86 FEET; THENCE NORTH 81 DEGREES 59 MINUTES 06 SECONDS WEST, 133.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 551.64 FEET, PASSING THROUGH A CENTRAL ANGLE OF 30 DEGREES 03 MINUTES 25 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 25 MINUTES 23 SECONDS, EAST, 286.08 FEET, AN ARC LENGTH OF 289.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 101 DEGREES 50 MINUTES 57 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89 DEGREES 22 MINUTES 34 SECONDS EAST, 38.82 FEET, AN ARC LENGTH OF 44.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 1,147.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 53 DEGREES 52 MINUTES 52 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66 DEGREES 38 MINUTES 23 SECONDS EAST, 1,040.18 FEET, AN ARC LENGTH OF 1,079.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 86 DEGREES 25 MINUTES 11 SECONDS EAST, 236.51 FEET; THENCE SOUTH 08 DEGREES 55 MINUTES 07 SECONDS EAST, 1,105.44 FEET; THENCE SOUTH 79 DEGREES 04 MINUTES 57 SECONDS EAST, 268.33 FEET; THENCE NORTH 44 DEGREES 36 MINUTES 27 SECONDS EAST, 201.56 FEET; THENCE NORTH 10 DEGREES 55 MINUTES 03 SECONDS EAST, 100.62 FEET; THENCE NORTH 07 DEGREES 44 MINUTES 25 SECONDS WEST, 908.64 FEET; THENCE NORTH 17 DEGREES 36 MINUTES 00 SECONDS WEST, 143.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 930.47 FEET, PASSING THROUGH A CENTRAL ANGLE OF 12 DEGREES 32 MINUTES 57 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52 DEGREES 06 MINUTES 13 SECONDS EAST, 203.39 FEET, AN ARC LENGTH OF 203.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 736.89 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 15 DEGREES 04 MINUTES 12 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 17 MINUTES 38 SECONDS EAST, 193.26 FEET, ARC LENGTH OF 193.82 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 110.94 ACRES MORE OR LESS.

PARCEL G:

A portion of Section 16, Township 8 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

As a point of reference commence at the northeast corner of said Section 16: thence South 88 degrees 16 minutes 50 seconds West, along the northerly line of said Section 16, 2,618.37 feet; thence South 01 degrees 20 minutes 21 seconds East, 2,475.00 feet to the point of beginning of the following described lands: thence North 88 degrees 39 minutes 39 seconds East, 110.05 feet; thence southerly along the arc of a curve concave to the left having a radius of 6,485.00 feet, passing through a central angle of 00 degrees 37 minutes 16 seconds, subtended by a chord bearing and distance of South 07 degrees 58 minutes 22 seconds East, 70.31 feet, an arc length of 70.31 feet to a point of curvature of a curve concave to the left having a radius of 7,366.66 feet; thence southerly along the arc of said curve passing through a central angle of 08 degrees 32 minutes 18 seconds, subtended by a chord bearing and distance of South 12 degrees 33 minutes 09 seconds East 1,096.78 feet, an arc length of 1,097.80 feet to a point of curvature of a

curve concave to the left having a radius of 3,738.81 feet; thence southeasterly along the arc of said curve, passing through a central angle of 19 degrees 05 minutes 18 seconds, subtended by a chord bearing and distance of South 26 degrees 21 minutes 57 seconds East, 1,239.85 feet, an arc length of 1,245.60 feet to a point of curvature of a curve concave to the right having a radius of 25.00 feet; thence southerly along the arc of said curve, passing through a central angle of 76 degrees 47 minutes 03 seconds, subtended by a chord bearing and distance of South 02 degrees 28 minutes 55 seconds West, 31.05 feet, an arc length of 33.50 feet to a point of curvature of a curve concave to the left having a radius of 608.02 feet; thence southwesterly along the arc of said curve, passing through a central angle of 34 degrees 58 minutes 48 seconds, subtended by a chord bearing and distance of South 23 degrees 23 minutes 03 seconds West, 365.47 feet, an arc length of 371.21 feet; thence North 84 degrees 06 minutes 20 seconds West, 177.45 feet; thence South 03 degrees 23 minutes 37 seconds East, 187.24 feet; thence South 88 degrees 21 minutes 01 seconds West, along the southerly line of said section 16, 531.72 feet; thence North 01 degrees 20 minutes 21 seconds West, 2,799.73 feet to the point of beginning. Said parcel contains 28.07 acres more or less.

Exhibit "B"

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

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

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

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

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

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

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

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

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

O.R. 757 PG 1436

87 25592

RELEASE OF EASEMENT AGREEMENT

THIS AGREEMENT, executed this 17 day of April, 1987, by and between WILLIAM T. MORRISON and JOSEPHINE C. MORRISON, both of St. Johns County, Florida.

WHEREAS, WILLIAM T. MORRISON and JOSEPHINE C. MORRISON are the owners and holders of an Easement for ingress and egress over and across certain real property situated in St. Johns County, Florida, more particularly described on Exhibit "A", which Easement was granted to them in that certain Easement Agreement dated November 15, 1965 and recorded May 5, 1966 in Official Records Book 86, Page 25, Public Records of St. Johns County, Florida; and

WHEREAS, WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, as owners of the real property described on Exhibit "A", have requested said WILLIAM T. MORRISON and JOSEPHINE C. MORRISON, to release all their right, title and interest in the above described Easement, in order to permit the development of the real property described on Exhibit "A".

Now, therefore, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to them paid by WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, the said WILLIAM T. MORRISON and JOSEPHINE C. MORRISON, do hereby remise, release and quit claim onto WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife and their assigns, all of their right, title and interest in and to that certain Easement for ingress and egress over and across the real property described on Exhibit "A", as more particularly described in that certain Easement Agreement recorded in Official Records Book 86, Page 25, Public Records of St. Johns County, Florida.

Documentary Tax Pd. \$ 1.55
\$ 0 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: arbm D.C.

Provided, the Easement described herein is being released to permit WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, to convey a part of the real property described on Exhibit "A" to St. Johns County free and clear of said Easement, and in the event title to the property so conveyed to St. Johns County by WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, reverts back to said persons pursuant to the terms and conditions contained in the Deed of Conveyance from said persons to St. Johns County, the Easement released herein shall revert back to said WILLIAM T. MORRISON and JOSEPHINE C. MORRISON.

IN WITNESS WHEREOF, the said WILLIAM T. MORRISON and JOSEPHINE C. MORRISON, have affixed their hands and seals all on the day and year first above written.

Signed, sealed and delivered in the presence of:

Alan N. Gray

S. L. Amos

William T. Morrison
WILLIAM T. MORRISON

Alan N. Gray

S. L. Amos

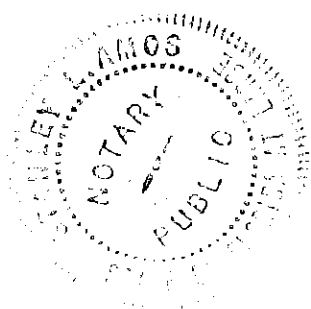
Josephine C. Morrison
JOSEPHINE C. MORRISON

STATE OF FLORIDA

COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this 17 day of April, 1987, before me personally appeared WILLIAM T. MORRISON and JOSEPHINE C. MORRISON, to me known to be the persons described in and who executed the foregoing Easement Agreement, and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal in the County and State last aforesaid this 17 day of April, 1987.



Stanley L. Amos
Notary Public,
State of Florida, at Large

My Commission Expires:
4/23/89

EXHIBIT "A"

A part of Section 9, 15, 16, 21 and 22, Township 8 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Beginning at the Southeasterly corner of said Section 9, run thence North 01 degrees 23'54" West along the Easterly line of said Section 9, 195.01 feet; thence South 88 degrees 16'50" West, 1,759.70 feet; thence North 01 degrees 14'43" West, 2,357.61 feet to a point on the Southeasterly right-of-way line of State Road No. 207; thence along the Southeasterly right-of-way line of said State Road No. 207, the following three courses and distances: (Course #1) North 53 degrees 48'00" West, 82.00 feet; (Course #2) South 36 degrees 12'00" West, 489.23 feet; (Course #3) South 35 degrees 50'00" West, 1336.71 feet; thence South 01 degrees 00'56" East, 1,157.38 feet to the Southerly line of said Section 9; thence along the Southerly line of said Section 9, run North 88 degrees 16'50" East, 315 feet; thence South 01 degrees 20'21" East, 5,274.73 feet to the Southerly line of said Section 16; thence along the Southerly line of said Section 16, run North 88 degrees 21'01" East, 566.72 feet; thence South 15 degrees 29'39" East, 3,675.75 feet; thence South 76 degrees 35'05" West, 49.97 feet; thence South 21 degrees 35'35" East, 1,762.10 feet to the Southerly line of said Section 21; thence along the Southerly line of said Section 21, run North 88 degrees 56'58" East, 517.14 feet; thence North 01 degrees 09'19" West, 1,671.24 feet; thence North 58 degrees 07' 59" East, 1,521.63 feet; thence North 00 degrees 55'45" East, 985.55 feet; thence North 23 degrees 18'07" West, 700.55 feet; thence North 15 degrees 38'51" West, 1,272.54 feet; thence North 03 degrees 47'39" West, 561.17 feet; thence North 73 degrees 05'19" West, 189.43 feet; thence North 05 degrees 53'15" West, 1,973.97 feet; thence South 89 degrees 12'59" West, 341.04 feet to a point on the Easterly line of said Section 16; thence along the Easterly line of said Section 16, run North 01 degrees 23' 54" West, 2,616.61 feet to the POINT OF BEGINNING, containing 648.85 acres more or less.

VERIFIED BY
[Signature]

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

1987 SEP 18 PM 12:09

Carl "Bud" Munkel
CLERK OF CIRCUIT COURT

This instrument prepared by:
JOHN D. BAILEY, JR.
Upchurch, Bailey and Upchurch, P.A.
501 Atlantic Bank Building
St. Augustine, Florida 32084

87 25591

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 20th day of July, 1987, by NALACO, INC., first party, to WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, whose post office address is c/o 660 Park Street, Jacksonville, Florida 32204-2933, second party:

WITNESS, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

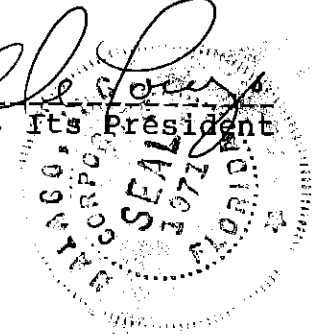
Signed, sealed and delivered in the presence of:

Karen R. Morrison
David A. DeLorenzo

NALACO, INC.

By: David A. DeLorenzo
David A. DeLorenzo, Its President

(Seal)



STATE OF FLORIDA

COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared DAVID A. DeLORENZO, as President of NALACO, INC., to me known to be the person described in and who executed the foregoing instrument as such officer and he acknowledged before me that he executed the same for the uses and purposes therein expressed and same is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of July, 1987.

Karen R. Morrison
Notary Public, State of Florida
My Commission Expires:

Documentary Tax Pd. \$.55

\$ 0 Intangible Tax Pd.

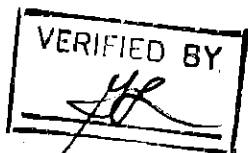
Carl "Bud" Markel, Clerk St. Johns

County By: arbm D.C.

Notary Public, State of Florida
My Commission Expires May 26, 1989
Bonded Thru Troy Fair - Insurance, Inc.

A part of Sections 9, 15, 16, 21 and 22, Township 8 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

BEGINNING at the Southeasterly corner of said Section 9, run thence North 01 degrees 23 minutes 54 seconds West along the Easterly line of said Section 9, 195.01 feet; thence South 88 degrees 16 minutes 50 seconds West, 1,759.70 feet; thence North 01 degrees 14 minutes 43 seconds West, 2,357.61 feet to a point on the Southeasterly right of way line of State Road No. 207; thence along the Southeasterly right of way line of State Road No. 207, the following three courses and distances: (Course #1) North 53 degrees 48 minutes 00 seconds West, 82.00 feet; (Course #2) South 36 degrees 12 minutes 00 seconds West, 489.23 feet; (Course #3) South 35 degrees 50 minutes 00 seconds West, 1336.71 feet; thence South 01 degrees 00 minutes 56 seconds East, 1,157.38 feet to the Southerly line of said Section 9; thence along the Southerly line of said Section 9, run North 88 degrees 16 minutes 50 seconds East, 315 feet; thence South 01 degrees 20 minutes 21 seconds East, 5,274.73 feet to the Southerly line of said Section 16; thence along the Southerly line of said Section 16, run North 88 degrees 21 minutes 01 seconds East, 566.72 feet; thence South 15 degrees 29 minutes 39 seconds East, 3,675.75 feet; thence South 76 degrees 35 minutes 05 seconds West, 49.97 feet; thence South 21 degrees 35 minutes 35 seconds East, 1,762.10 feet to the Southerly line of said Section 21; thence along the Southerly line of said Section 21, run North 88 degrees 56 minutes 58 seconds East, 517.14 feet; thence North 01 degrees 09 minutes 19 seconds West, 1,671.24 feet; thence North 58 degrees 07 minutes 59 seconds East, 1,521.63 feet; thence North 00 degrees 55 minutes 45 seconds East, 985.55 feet; thence North 23 degrees 18 minutes 07 seconds West, 700.55 feet; thence North 15 degrees 38 minutes 51 seconds West, 1,272.54 feet; thence North 03 degrees 47 minutes 39 seconds West, 561.17 feet; thence North 73 degrees 05 minutes 19 seconds West, 189.43 feet; thence North 05 degrees 53 minutes 15 seconds West, 1,973.97 feet; thence South 89 degrees 12 minutes 59 seconds West, 341.04 feet to a point on the Easterly line of said Section 16; thence along the Easterly line of said Section 16, run North 01 degrees 23 minutes 54 seconds West, 2,616.61 feet to the POINT OF BEGINNING.



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

1987 SEP 18 PM 12:09

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

87 25590

TIMBER DEED, ETC.

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, whose address is c/o Upchurch, Bailey & Upchurch, P.A., P.O. Box 170, St. Augustine, Florida 32085, hereinafter called "First Parties", in consideration of the execution of that certain Agreement dated August 24, 1987, pertaining to the re-location of easements over and across lands owned by First Parties in St. Johns County, Florida, at the request of First Parties, as well as for other good and valuable considerations of DORIS M. PARRISH, whose address is 25 Oak Road, St. Augustine Beach, Florida 32084, hereinafter called "Second Party", have granted, bargained, sold, transferred and delivered, and by these presents do grant, bargain, sell, transfer and deliver to Second Party, all of the timber growing or standing, and all timber which may hereafter be grown or found standing upon the Perpetual Easement over and across a forty foot (40') strip of real property situate in St. Johns County, Florida, more particularly described on Exhibit A which is attached hereto and made a part hereof by reference.

In further consideration of these presents the Parties hereto covenant and agree as follows:

1. First Parties have advised Second Party of their intention to locate a sewage treatment plant at or near the section line dividing sections 9 and 16, township 8 south, range 29 east, St. Johns County, Florida, which would be in the vicinity of a portion of Second Party's said Perpetual Easement. First Parties agree, at their cost, to furnish Second Party a copy of the Map of survey setting forth the corners of the land occupied by the sewage treatment facility and showing iron pipes set in the ground for identification thereof, as soon as said survey is received by First Parties.

2. First parties have displayed to Second Party an engineering sketch of a proposed residential subdivision to be known as "Cypress Lakes & St. Johns County Golf Course" which shows that many of the residential lots may be physically

adjacent, or in close proximity to Second Party's said Perpetual Easement. First Parties further agree, at their cost, to furnish Second Party, as soon as the same become available, and from time-to-time, copies of the maps of Survey of the residential lots which are physically adjacent, or in close proximity to Second Party's said Perpetual Easement which copies shall show the iron pipes, or other markers, set in the ground for identification of the corners thereof.

3. First Parties further covenant and agree, at their sole cost and expense, to clear a roadway within Second Party's said Perpetual Easement, and shall also place sufficient shell or other fill or stabilizing materials to raise areas of the roadway which are too wet to permit passage of motor vehicles. Second Party shall give three (3) months advance written Notice to First Parties, at their address as set forth above, indicating Second Party's desire that said roadway be cleared, and First Parties shall perform their said obligation with all reasonable dispatch. The cleared roadway shall be of sufficient width to accommodate the requirements of logging trucks in negotiating said roadway and shall include ditching on both sides thereof.

First parties agree that the legal responsibility to clear the roadway in Second Party's said Perpetual Easement shall pass to and become the obligation of any transferee of First Parties' title to the lands which underlie said easement.

The parties further agree that there is no express or implied obligation on the part of First Parties to maintain said roadway once it has been established as required by the foregoing.

4. That Second Party shall have the right to construct and operate, or to have constructed and operated tram roads or railroads over and through such part or parts of said lands covered by Second Party's said Perpetual Easement as shall be deemed by Second Party to be necessary or desirable to assist in the removal of timber therefrom, from time to time.

TO HAVE AND TO HOLD the same to Second Party, her heirs, legal representatives and assigns, and First Parties, for themselves, their respective heirs, legal representatives and assigns, covenant to and with Second Party, that First Parties are the lawful owners of said land and timber; that they are free from all encumbrances; that First Parties have the legal right to convey title to said timber and that First Parties shall warrant and defend the title to same unto Second Party, her heirs, legal representatives and assigns, against claims and demands of all persons whomsoever.

All of the terms and conditions set forth above shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 8 day of SEPTEMBER, 1987.

William H. Hall (Seal)
(WILLIAM H. HALL)

Signed, sealed and delivered in the presence of:

Calvin H. Hudson (Seal)
(CALVIN H. HUDSON)

Laura Prochick

Ellen L. Hudson (Seal)
(ELLEN L. HUDSON)

Pearline C. Commett
(As to WILLIAM H. HALL)

Laura Prochick

Pearline C. Commett
(As To CALVIN H. HUDSON and ELLEN L. HUDSON, his wife)

STATE OF FLORIDA :
:
COUNTY OF DUVAL :

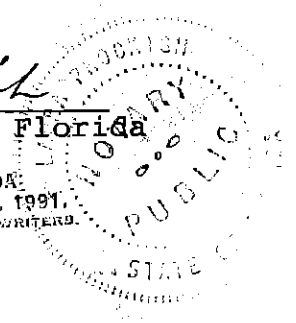
I HEREBY CERTIFY that on this day, before me, the undersigned authority, personally appeared WILLIAM H. HALL, known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the county and State last aforesaid this 8th day of September, 1987.

Laura Prochick

Notary Public, State of Florida
My commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: MAY 20, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.



STATE OF FLORIDA :
:
COUNTY OF DUVAL :

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

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of September, 1987.

Laura Prochick

Notary Public, State of Florida
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: MAY 20, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

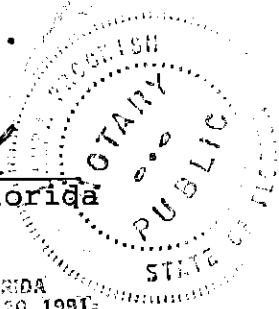


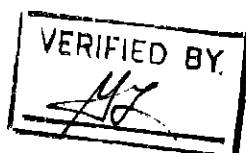
EXHIBIT "A"

FORTY FOOT WIDTH EASEMENT FOR INGRESS AND EGRESS OVER THE LANDS OF WILLIAM H. HALL AND CALVIN H. HUDSON AND ELLEN L. HUDSON, HIS WIFE

DESCRIPTION

A STRIP OF LAND 40 FEET IN WIDTH IN SECTIONS 9, 15, 16, 21 AND 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, THE NORTH, EAST AND SOUTHEAST LINE OF SAID STRIP OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9 AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 1 DEGREE 23 MINUTES 54 SECONDS WEST, ON THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 195.01 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 50 SECONDS WEST, PARALLEL WITH AND 195.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 1,349.16 FEET TO THE POINT OF BEGINNING AT A POINT 40 FEET WESTERLY FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 16 MINUTES 50 SECONDS EAST, ON THE NORTH LINE OF SAID STRIP OF LAND, 1,349.16 FEET; THENCE SOUTH 1 DEGREE 23 MINUTES 54 SECONDS EAST, ON THE EAST LINE OF SAID STRIP OF LAND AND THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 195.01 FEET; THENCE SOUTH 1 DEGREE 23 MINUTES 54 SECONDS EAST, ON THE EAST LINE OF SAID STRIP OF LAND AND THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 2,616.61 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 59 SECONDS EAST, ON THE NORTH LINE OF SAID STRIP OF LAND, 341.04 FEET; THENCE SOUTH 5 DEGREES 53 MINUTES 15 SECONDS EAST, ON THE EASTERLY LINE OF SAID STRIP OF LAND, 1,973.97 FEET; THENCE SOUTH 73 DEGREES 05 MINUTES 19 SECONDS EAST, ON A NORTHEASTERLY LINE OF SAID STRIP OF LAND, 189.43 FEET; THENCE SOUTH 3 DEGREES 47 MINUTES 39 SECONDS EAST, ON THE EASTERLY LINE OF SAID STRIP OF LAND 561.17 FEET; THENCE SOUTH 15 DEGREES 38 MINUTES 51 SECONDS EAST, ON THE EASTERLY LINE OF SAID STRIP OF LAND, 1,272.54 FEET; THENCE SOUTH 23 DEGREES 18 MINUTES 07 SECONDS EAST, ON THE EASTERLY LINE OF SAID STRIP OF LAND, 700.55 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 45 SECONDS WEST, ON THE EASTERLY LINE OF SAID STRIP OF LAND, 985.55 FEET; THENCE SOUTH 58 DEGREES 07 MINUTES 59 SECONDS WEST, ON A SOUTHEASTERLY LINE OF SAID STRIP OF LAND, 1521.63 FEET TO A POINT MARKED BY A PINE TREE; CONCRETE MONUMENTS, NO. 894 ARE SET 10 FEET NORTH AND 10 FEET WEST OF SAID POINT AS DESCRIBED IN OFFICIAL RECORDS BOOK 432, PAGE 454 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



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

1987 SEP 18 PM 12:09

Carl "Bud" Mitchell
CLERK OF CIRCUIT COURT

AGREEMENT

This Agreement entered into this 24th day of August, 1987, by and between HUDSON PULP & PAPER CORP., hereinafter referred to as HUDSON, DORIS M. PARRISH, surviving spouse of Lewis E. Parrish, hereinafter referred to as PARRISH and WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, hereinafter referred to as HALL:

WHEREAS, HALL is the owner of approximately 648 Acres of real property situated in St. Johns County, Florida, more particularly described on attached Exhibit "A"; and

WHEREAS, HUDSON is the owner and holder of an Easement for ingress and egress over and across the real property described on Exhibit "A", which easement was granted to HUDSON PULP & PAPER CORP. in that certain Agreement dated May 8, 1961 and recorded June 15, 1961 in Official Records Book 8, Page 355, Public Records of St. Johns County, Florida; and

WHEREAS, PARRISH, as surviving spouse of Lewis E. Parrish, is the owner and holder of a Perpetual Easement and Right of Way for a road and where needed for the road, a drainage ditch, over and across the real property described on Exhibit "A", which easement was granted to Lewis E. Parrish and Doris M. Parrish, his wife, in that certain Easement Agreement dated March 1, 1972 and recorded in Official Records Book 208, Page 471, public records of St. Johns County, Florida; and

WHEREAS HUDSON and PARRISH have agreed to release all their right, title and interest in the above described easements in consideration for new easements as hereinafter set forth, respectively, on certain real property more particularly described on Exhibit "B" which is attached hereto.

Now, therefore, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. HUDSON does hereby remise, release and quit claim unto HALL and his assigns, all of its right, title and interest in and to that certain Easement for ingress and egress over and across the real property described on Exhibit "A", as more particularly described in that certain Agreement recorded in

Official Records Book 8, Page 355, Public Records of St. Johns County, Florida.

2. PARRISH, as surviving spouse of Lewis E. Parrish, does hereby remise, release and quit claim unto HALL and his assigns, all of her right, title and interest in and to that certain Perpetual Easement and Right of Way for a road and where needed for the road, a drainage ditch, over and across the real property described on Exhibit "A", as more particularly described in that certain Easement recorded in Official records Book 208, Page 470, Public Records of St. Johns County, Florida.

3. HALL does hereby grant to HUDSON and its assigns, a Non-Exclusive Easement for ingress and egress over and across a forty (40') foot strip of real property more particularly described on Exhibit "B", being a portion of the real property described on Exhibit "A".

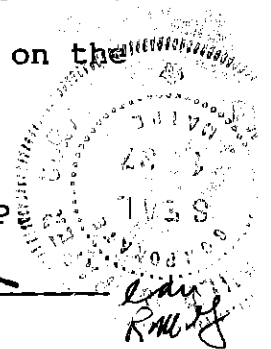
4. HALL does hereby grant, bargain and sell to PARRISH, and her heirs, legal representatives and assigns, and their respective licensees, visitors, guests, invitees, servants and agents, a Perpetual Easement and right of Way for a road and where needed for the road, a drainage ditch along, over and across a forty (40') foot strip of real property more particularly described on Exhibit "B" being a portion of the real property described on Exhibit "A".

5. This Agreement shall be binding on the heirs, personal representatives and assigns of the parties hereto.

IN WITNESS WHEREOF, the said HUDSON PULP & PAPER CORP. has caused these presents to be signed in its name and its corporate seal affixed by its Vice-President and the said DORIS M. PARRISH and WILLIAM H. HALL and CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, have affixed their hands and seals all on the day and year first above written.

Gitty A. Linson
Judy Ann Flynn
John D. Barkley Jr.
William L. Stephens

HUDSON PULP & PAPER CORP
By: Willie Duke
Its: Vice President



Doris M. Parrish
DORIS M. PARRISH

Laura Prockish
Ellen A. Milligan

William H. Hall
WILLIAM H. HALL

John-Dama S. Lybrand
Courtly M. Clifton

Calvin H. Hudson
CALVIN H. HUDSON

John-Dama S. Lybrand
Courtly M. Clifton

Ellen L. Hudson
ELLEN L. HUDSON

STATE OF GEORGIA :
:
COUNTY OF FULTON :

I HEREBY CERTIFY that on this day, before me, the undersigned authority, personally appeared Willie Duke, as Vice-President of HUDSON PULP & PAPER CORP., known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same as such officer for the uses and purposes therein expressed and same is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of August, 1987.

Lorinda J. J. [Signature]
Notary Public, State of Georgia
My Commission Expires: 11/10/89
Notary Public, Georgia, State at Large
My Commission Expires April 7, 1989

STATE OF FLORIDA :
:
COUNTY OF ST. JOHNS :

I HEREBY CERTIFY that on this day, before me, the undersigned authority, personally appeared DORIS M. PARRISH, known to me to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the foregoing instrument and she acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of AUGUST, 1987.

[Signature]
Notary Public, State of Florida
My Commission Expires: 4/27/90

STATE OF FLORIDA :
:
COUNTY OF DUVAL :

I HEREBY CERTIFY that on this day, before me, the undersigned authority, personally appeared WILLIAM H. HALL, known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and

State last aforesaid this 26th day of August, 1987.

Laura Prochista
Notary Public, State of Florida
My Commission Expires: May 22, 1991

STATE OF FLORIDA :
:
COUNTY OF DUVAL :

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

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of August, 1987.

Joan C. Branch
Notary Public, State of Florida
My Commission Expires: Dec. 17, 1988
Notary Public, State of Florida
My Commission Expires, Dec. 17, 1988
Bonded Thru Troy Fain - Insurants, Inc.

EXHIBIT "A"

A part of Sections 9, 15, 16, 21 and 22, Township 8 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

BEGINNING at the Southeasterly corner of said Section 9, run thence North 01 degrees 23 minutes 54 seconds West along the Easterly line of said Section 9, 195.01 feet; thence South 88 degrees 16 minutes 50 seconds West, 1,759.70 feet; thence North 01 degrees 14 minutes 43 seconds West, 2,357.61 feet to a point on the Southeasterly right of way line of State Road No. 207; thence along the Southeasterly right of way line of State Road No. 207, the following three courses and distances: (Course #1) North 53 degrees 48 minutes 00 seconds West, 82.00 feet; (Course #2) South 36 degrees 12 minutes 00 seconds West, 489.23 feet; (Course #3) South 35 degrees 50 minutes 00 seconds West, 1336.71 feet; thence South 01 degrees 00 minutes 56 seconds East, 1,157.38 feet to the Southerly line of said Section 9; thence along the Southerly line of said Section 9, run North 88 degrees 16 minutes 50 seconds East, 315 feet; thence South 01 degrees 20 minutes 21 seconds East, 5,274.73 feet to the Southerly line of said Section 16; thence along the Southerly line of said Section 16, run North 88 degrees 21 minutes 01 seconds East, 566.72 feet; thence South 15 degrees 29 minutes 39 seconds East, 3,675.75 feet; thence South 76 degrees 35 minutes 05 seconds West, 49.97 feet; thence South 21 degrees 35 minutes 35 seconds East, 1,762.10 feet to the Southerly line of said Section 21; thence along the Southerly line of said Section 21, run North 88 degrees 56 minutes 58 seconds East, 517.14 feet; thence North 01 degrees 09 minutes 19 seconds West, 1,671.24 feet; thence North 58 degrees 07 minutes 59 seconds East, 1,521.63 feet; thence North 00 degrees 55 minutes 45 seconds East, 985.55 feet; thence North 23 degrees 18 minutes 07 seconds West, 700.55 feet; thence North 15 degrees 38 minutes 51 seconds West, 1,272.54 feet; thence North 03 degrees 47 minutes 39 seconds West, 561.17 feet; thence North 73 degrees 05 minutes 19 seconds West, 189.43 feet; thence North 05 degrees 53 minutes 15 seconds West, 1,973.97 feet; thence South 89 degrees 12 minutes 59 seconds West, 341.04 feet to a point on the Easterly line of said Section 16; thence along the Easterly line of said Section 16, run North 01 degrees 23 minutes 54 seconds West, 2,616.61 feet to the POINT OF BEGINNING.

EXHIBIT "B"

FORTY FOOT WIDTH EASEMENT FOR INGRESS AND EGRESS OVER THE LANDS OF WILLIAM H. HALL AND CALVIN H. HUDSON AND ELLEN L. HUDSON, HIS WIFE

DESCRIPTION

A STRIP OF LAND 40 FEET IN WIDTH IN SECTIONS 9, 15, 16, 21 AND 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, THE NORTH, EAST AND SOUTHEAST LINE OF SAID STRIP OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9 AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 1 DEGREE 23 MINUTES 54 SECONDS WEST, ON THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 195.01 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 50 SECONDS WEST, PARALLEL WITH AND 195.00 FEET NORTHERLY FROM THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 1,349.16 FEET TO THE POINT OF BEGINNING AT A POINT 40 FEET WESTERLY FROM THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 16 MINUTES 50 SECONDS EAST, ON THE NORTH LINE OF SAID STRIP OF LAND, 1,349.16 FEET; THENCE SOUTH 1 DEGREE 23 MINUTES 54 SECONDS EAST, ON THE EAST LINE OF SAID STRIP OF LAND AND THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 195.01 FEET; THENCE SOUTH 1 DEGREE 23 MINUTES 54 SECONDS EAST, ON THE EAST LINE OF SAID STRIP OF LAND AND THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 2,616.61 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 59 SECONDS EAST, ON THE NORTH LINE OF SAID STRIP OF LAND, 341.04 FEET; THENCE SOUTH 5 DEGREES 53 MINUTES 15 SECONDS EAST, ON THE EASTERLY LINE OF SAID STRIP OF LAND, 1,973.97 FEET; THENCE SOUTH 73 DEGREES 05 MINUTES 19 SECONDS EAST, ON A NORTHEASTERLY LINE OF SAID STRIP OF LAND, 189.43 FEET; THENCE SOUTH 3 DEGREES 47 MINUTES 39 SECONDS EAST, ON THE EASTERLY LINE OF SAID STRIP OF LAND 561.17 FEET; THENCE SOUTH 15 DEGREES 38 MINUTES 51 SECONDS EAST, ON THE EASTERLY LINE OF SAID STRIP OF LAND, 1,272.54 FEET; THENCE SOUTH 23 DEGREES 18 MINUTES 07 SECONDS EAST, ON THE EASTERLY LINE OF SAID STRIP OF LAND, 700.55 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 45 SECONDS WEST, ON THE EASTERLY LINE OF SAID STRIP OF LAND, 985.55 FEET; THENCE SOUTH 58 DEGREES 07 MINUTES 59 SECONDS WEST, ON A SOUTHEASTERLY LINE OF SAID STRIP OF LAND, 1521.63 FEET TO A POINT MARKED BY A PINE TREE; CONCRETE MONUMENTS, NO. 894 ARE SET 10 FEET NORTH AND 10 FEET WEST OF SAID POINT AS DESCRIBED IN OFFICIAL RECORDS BOOK 432, PAGE 454 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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

VERIFIED BY *[Signature]* 1987 SEP 18 PM 12:09
Paul "Bud" Mantel
CLERK OF CIRCUIT COURT