

RESOLUTION NO. 88-292

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

WHEREAS, Summer Island, Inc,
as owner, has tendered two Warranty Deeds,
dated NOVEMBER 7, 1988 to the Board of County
Commissioners of St. Johns County, Florida conveying to the County the
lands described therein

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

Section 1. The above described Warranty Deeds
are ~~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 on the subject property by the County.

Section 2. The Clerk is instructed to file the title OPINION
and to record the Warranty Deeds 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 November, 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Hartley

Attest: Carl "Bud" Markel

By: Connie E. McDaniel
Deputy Clerk

UPCHURCH, BAILEY AND UPCHURCH, P. A.

ATTORNEYS AT LAW
780 NORTH PONCE DE LEON BOULEVARD
POST OFFICE BOX 170

SAINT AUGUSTINE, FLORIDA 32085-0170
(904) 829-9066

HAMILTON D. UPCHURCH
JOHN D. BAILEY, JR.
FRANK D. UPCHURCH, III
TRACY W. UPCHURCH

KEITH R. FOUNTAIN

FRANK D. UPCHURCH
(1894-1986)

FRANK D. UPCHURCH, JR.
OF COUNSEL

November 8, 1988

St. Johns County Board of Commissioners
St. Johns County Administration Building
State Road 16-A
St. Augustine, Florida 32084

HAND DELIVERY

RE: Property described in proposed deeds from Summer
Island, Inc.

Dear Sirs:

At your request, we have prepared an Opinion of Title on land in St. Johns County, Florida, more particularly described on the two Exhibit "A's" attached hereto, being that real property described in the proposed deeds from Summer Island, Inc. to St. Johns County.

From our examination of the Public Records of St. Johns County, Florida, we find that a fee simple title to the subject real property is vested in Summer Island, Inc., a Florida corporation by virtue of a warranty deed from Jim Wilcox, Jr., recorded July 1, 1988 in Official Records Book 787, Page 1107, of the Public Records of St. Johns County, Florida, subject to the following:

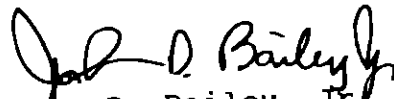
1. Rights of parties in possession other than the record owner.
2. Any unpaid and recorded mechanics or materialmens' liens for labor or materials furnished beginning within ninety (90) days prior to November 1, 1988.
3. Applicable zoning ordinances and regulations.
4. Taxes for the year 1988 and subsequent years.
5. Any state of facts which an accurate survey might show.

Page Two
November 8, 1988

6. Any lien or encumbrance placed on record after November 1, 1988.

Title to the property lying west of Highway A1A shall also be subject to a conservation easement to be created and reserved in the deed of conveyance for the benefit of the Department of Natural Resources of the State of Florida.

Very truly yours,


John D. Bailey, Jr

JDB.JR/kae

EXHIBIT "A"

Parcel 1:

COMMENCING AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 38, TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE NORTH 02 DEGREES 36 MINUTES EAST, ON THE NORTH LINE OF SAID GRANT, 204.36 FEET TO THE NORTHEAST CORNER OF SAID GRANT; THENCE SOUTH 36 DEGREES 14 MINUTES 12 SECONDS EAST, ON AN EASTERLY LINE OF SAID GRANT, 073.40 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID GRANT; THENCE SOUTH 15 DEGREES 55 MINUTES EAST, ON AN EASTERLY LINE OF SAID GRANT, 1,254.00 FEET TO AN ANGLE POINT IN SAID EAST LINE OF GRANT; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST 56.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A; THENCE NORTH 13 DEGREES 55 MINUTES 19 SECONDS WEST ON SAID WEST LINE OF STATE ROAD, 703.39 FEET; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST, ACROSS SAID RIGHT-OF-WAY TO THE EAST RIGHT-OF-WAY LINE OF SAID ROAD AND THE POINT OF BEGINNING AT THE APPROXIMATE MEAN HIGH WATER LINE ON THE WEST SIDE OF THE MATANZAS RIVER; THENCE MEANDERING SOUTHERLY, ON SAID MEAN HIGH WATER LINE, ON THE FOLLOWING BEARINGS AND DISTANCES: (1) SOUTH 46 DEGREES 15 MINUTES 50 SECONDS EAST 671.07 FEET, (2) SOUTH 42 DEGREES 05 MINUTES 30 SECONDS WEST 110.75 FEET, (3) NORTH 42 DEGREES 39 MINUTES 20 SECONDS WEST 414.00 FEET, (4) SOUTH 53 DEGREES 10 MINUTES 50 SECONDS WEST 40.40 FEET, (5) SOUTH 22 DEGREES 50 MINUTES EAST 689.34 FEET, (6) SOUTH 11 DEGREES 36 MINUTES 30 SECONDS EAST 376.32 FEET, (7) SOUTH 02 DEGREES 38 MINUTES 50 SECONDS WEST 164.85 FEET, (8) SOUTH 20 DEGREES 08 MINUTES 30 SECONDS EAST 250.52 FEET, (9) SOUTH 07 DEGREES 02 MINUTES 30 SECONDS EAST 243.56 FEET, (10) SOUTH 31 DEGREES 34 MINUTES 20 SECONDS EAST 360.36 FEET, (11) SOUTH 14 DEGREES 26 MINUTES 10 SECONDS EAST 509.62 FEET, (12) SOUTH 09 DEGREES 03 MINUTES 10 SECONDS EAST 330.67 FEET, (13) SOUTH 28 DEGREES 30 MINUTES 10 SECONDS EAST 292.83 FEET, (14) SOUTH 32 DEGREES 57 MINUTES 50 SECONDS WEST 233.55 FEET, (15) SOUTH 45 DEGREES 54 MINUTES 30 SECONDS EAST 516.42 FEET, (16) SOUTH 48 DEGREES 36 MINUTES 20 SECONDS WEST 366.02 FEET, (17) SOUTH 16 DEGREES 21 MINUTES 40 SECONDS WEST 283.55 FEET TO SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A; THENCE, ON SAID RIGHT-OF-WAY LINE, ON A CURVE WITH RADIUS OF 2,014.73 FEET AND CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 06 DEGREES 47 MINUTES 40 SECONDS, AN ARC DISTANCE OF 333.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE AT STATION 56 PLUS 97.65; THENCE NORTH 09 DEGREES 34 MINUTES 19 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, 1,995.62 FEET TO THE POINT OF A CURVE TO THE LEFT AT STATION 76 PLUS 93.27; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE AND ON SAID CURVE TO THE LEFT, WITH RADIUS OF 11,507.20 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 21 MINUTES, AN ARC DISTANCE OF 073.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE AT STATION 05 PLUS 63.27; THENCE CONTINUING, ON SAID RIGHT-OF-WAY LINE, NORTH 13 DEGREES 55 MINUTES 19 SECONDS WEST 1,378.99 FEET TO THE POINT OF BEGINNING;

Parcel 2:

COMMENCING AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 38, TOWNSHIP 9 SOUTH, RANGE 31 EAST, THENCE NORTH 02 DEGREES 36 MINUTES EAST, ON THE NORTH LINE OF SAID GRANT, 204.36 FEET TO THE NORTHEAST CORNER OF SAID GRANT; THENCE SOUTH 36 DEGREES 14 MINUTES 12 SECONDS EAST, ON AN EASTERLY LINE OF SAID GRANT, 073.48 FEET TO AN ANGLE POINT IN SAID EAST LINE OF GRANT; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST 75.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A; THENCE CONTINUING NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST, ACROSS SAID RIGHT-OF-WAY, 150.00 FEET; THENCE NORTH 13 DEGREES 55 MINUTES 19 SECONDS WEST, ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD 140.23 FEET TO THE APPROXIMATE MEAN HIGH WATER LINE ON THE WEST SIDE OF THE MATANZAS RIVER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 13 DEGREES 55 MINUTES 19 SECONDS WEST, ON SAID EAST RIGHT-OF-WAY LINE, 200.00 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE ON THE WEST SIDE OF THE MATANZAS RIVER; THENCE MEANDERING SOUTHEASTERLY AND SOUTHWESTERLY, ON SAID MEAN HIGH WATER LINE, ON THE FOLLOWING APPROXIMATE BEARINGS AND DISTANCES: (1) SOUTH 79 DEGREES 02 MINUTES EAST 137.81 FEET, (2) SOUTH 25 DEGREES 53 MINUTES WEST 175.26 FEET TO THE POINT OF BEGINNING;

EXHIBIT "A"

COMMENCING ON THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ON THE LINE BETWEEN TOWNSHIP 9 SOUTH, RANGE 30 EAST AND TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE NORTH 82 DEGREES 36 MINUTES EAST, ON SAID NORTH LINE OF THE HERNANDEZ GRANT, 204.60 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID HERNANDEZ GRANT; THENCE SOUTH 36 DEGREES 14 MINUTES 12 SECONDS EAST, ON AN EAST LINE OF SAID HERNANDEZ GRANT, 478.48 FEET; THENCE NORTH 09 DEGREES 35 MINUTES 10 SECONDS WEST 269.51 FEET; THENCE SOUTH 65 DEGREES 40 MINUTES 50 SECONDS EAST 260.83 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 19 SECONDS EAST, ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A, A 150.00 FOOT WIDTH RIGHT-OF-WAY, 915.00 FEET; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, 25.00 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 19 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH, 1,486.73 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 11,409.20 FEET; THENCE ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 54 SECONDS, AN ARC DISTANCE OF 786.22 FEET; THENCE NORTH 43 DEGREES 39 MINUTES 30 SECONDS WEST 40.31 FEET; THENCE NORTH 19 DEGREES 50 MINUTES 30 SECONDS WEST 445.48 FEET; THENCE NORTH 25 DEGREES 20 MINUTES 50 SECONDS WEST 404.50 FEET TO THE EAST LINE OF SAID HERNANDEZ GRANT; THENCE MEANDERING NORTHERLY, ON THE EAST SIDE OF SAID INTRACOASTAL WATERWAY, 2,850.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID HERNANDEZ GRANT, AT A POINT SOUTH 02 DEGREES 36 MINUTES WEST 540.00 FEET FROM THE POINT OF COMMENCING; THENCE NORTH 14 DEGREES 16 MINUTES WEST 72.15 FEET; THENCE NORTH 43 DEGREES 10 MINUTES 40 SECONDS WEST 319.87 FEET; THENCE NORTH 31 DEGREES 29 MINUTES 20 SECONDS WEST 482.01 FEET; THENCE NORTH 30 DEGREES 35 MINUTES WEST 713.59 FEET; THENCE NORTH 52 DEGREES 00 MINUTES 50 SECONDS EAST 90.00 FEET; THENCE SOUTH 37 DEGREES 59 MINUTES 20 SECONDS EAST 170.00 FEET; THENCE SOUTH 64 DEGREES 28 MINUTES 20 SECONDS EAST 504.22 FEET; THENCE SOUTH 31 DEGREES 44 MINUTES 40 SECONDS EAST 227.99 FEET; THENCE SOUTH 09 DEGREES 22 MINUTES 50 SECONDS EAST 207.62 FEET; THENCE SOUTH 48 DEGREES 54 MINUTES 30 SECONDS EAST 204.60 FEET; THENCE SOUTH 08 DEGREES 45 MINUTES 20 SECONDS EAST 215.08 FEET; THENCE SOUTH 03 DEGREES 30 MINUTES 40 SECONDS EAST 486.33 FEET; THENCE SOUTH 26 DEGREES 09 MINUTES 10 SECONDS EAST 96.18 FEET; THENCE NORTH 82 DEGREES 36 MINUTES EAST, ON THE NORTH LINE OF SAID HERNANDEZ GRANT, 34.13 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PART LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 30, TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE SOUTH 82 DEGREES 45 MINUTES 39 SECONDS WEST (BEARING SOUTH 82 DEGREES 36 MINUTES WEST IN ABOVE DESCRIBED PARCELS) ALONG THE NORTH LINE OF SAID GRANT 189.11 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 203.04 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 48 MINUTES 37 SECONDS AN ARC DISTANCE OF 59.57 FEET (CHORD BEARING AND DISTANCE NORTH 28 DEGREES 40 MINUTES 55 SECONDS WEST 59.36 FEET); THENCE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 54.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 201.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 89.83 FEET; THENCE NORTH 62 DEGREES 40 MINUTES 53 SECONDS WEST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 179.77 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS AN ARC DISTANCE OF 46.20 FEET; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 150.60 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 105.00 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN SOUTH 77 DEGREES 24 MINUTES 26 SECONDS EAST 105.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE CONTINUING SAID LINE SOUTH 77 DEGREES 24 MINUTES 26 SECONDS EAST 150.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 129.77 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS AN ARC DISTANCE OF 33.35 FEET; THENCE SOUTH 62 DEGREES 40 MINUTES 53 SECONDS EAST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 151.10 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 67.50 FEET; THENCE SOUTH 37 DEGREES 05 MINUTES 14 SECONDS EAST 54.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 153.04 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34 DEGREES 20 MINUTES 03 SECONDS AN ARC DISTANCE OF 91.71 FEET TO

CENTRAL ANGLE OF 40 DEGREES 00 MINUTES 00 SECONDS AN ARC DISTANCE OF 122.94 FEET; THENCE SOUTH 42 DEGREES 45 MINUTES 11 SECONDS EAST 209.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 500.31 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 27 MINUTES 44 SECONDS AN ARC DISTANCE OF 07.95 FEET; THENCE SOUTH 52 DEGREES 12 MINUTES 55 SECONDS EAST 72.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 202.91 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 54 MINUTES 31 SECONDS AN ARC DISTANCE OF 70.51 FEET; THENCE SOUTH 32 DEGREES 10 MINUTES 24 SECONDS EAST 124.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 111.85 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES 51 MINUTES 36 SECONDS AN ARC DISTANCE OF 116.06 FEET; THENCE NORTH 07 DEGREES 50 MINUTES 00 SECONDS EAST 175.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 172.11 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62 DEGREES 40 MINUTES 00 SECONDS AN ARC DISTANCE OF 180.24 FEET; THENCE SOUTH 29 DEGREES 30 MINUTES 00 SECONDS EAST 101.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 264.40 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 20 SECONDS AN ARC DISTANCE OF 72.63 FEET; THENCE SOUTH 13 DEGREES 45 MINUTES 40 SECONDS EAST 107.05 FEET; THENCE NORTH 76 DEGREES 14 MINUTES 20 SECONDS EAST 50.00 FEET; THENCE NORTH 13 DEGREES 45 MINUTES 40 SECONDS WEST 107.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 314.40 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 20 SECONDS AN ARC DISTANCE OF 06.36 FEET; THENCE NORTH 29 DEGREES 30 MINUTES 00 SECONDS WEST 171.40 FEET; THENCE NORTH 60 DEGREES 30 MINUTES 00 SECONDS EAST 74.42 FEET; THENCE SOUTH 21 DEGREES 24 MINUTES 29 SECONDS EAST 100.38 FEET; THENCE SOUTH 39 DEGREES 41 MINUTES 19 SECONDS EAST 47.99 FEET; THENCE SOUTH 27 DEGREES 32 MINUTES 11 SECONDS EAST 47.47 FEET; THENCE SOUTH 83 DEGREES 32 MINUTES 33 SECONDS EAST 7.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND THERE TERMINATING.

88 29491

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
UPCHURCH, BAILEY & UPCHURCH, P.A.
780 North Ponce de Leon Blvd.
St. Augustine, Florida 32085

Documentary Tax Pd. 0.55
Intangible Tax Pd. 0
Carl "Bud" Merkel, Clerk St. Johns
County By: avm D.C.

WARRANTY DEED

THIS INSTRUMENT, made this 7th day of November, 1988,
between SUMMER ISLAND, INC., a Florida corporation, Grantor, and ST.
JOHNS COUNTY, a political subdivision of the State of Florida, whose
post office address is Post Office Box 300, St. Augustine, St. Johns
County Florida 32084, 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, has 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:

Two (2) parcels of land in Township 9 South, Range 31 East, St.
Johns County, Florida, lying East of Highway 1A South, and
more particularly described on Exhibit "A" attached hereto.

SUBJECT TO: Taxes for the year 1988 and subsequent years.

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

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

Signed, sealed and delivered
in the presence of:

John L. Hubert

SUMMER ISLAND, INC., a Florida
Corporation

Catherine M. Pratt

BY: Frank A. D'Archi
Its: President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me personally
appeared Frank A. D'Archi as President, of SUMMER
ISLAND, INC., a Florida corporation, to me known to be the person
described in and who executed the foregoing instrument and he
acknowledged before me that he executed the same on behalf of the
said SUMMER ISLAND, INC., a Florida corporation for the uses and
purposes therein expressed.

WITNESS my hand and official seal in the County and State
last aforesaid this 7th day of November, 1988.

John L. Hubert
Notary Public, State of Florida
My Commission Expires: 10/1/1992
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. OCT. 1, 1992
BONDED THROUGH GENERAL INS. CO.



COMMENCING ON THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 30, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ON THE LINE BETWEEN TOWNSHIP 9 SOUTH, RANGE 30 EAST AND TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE NORTH 02 DEGREES 36 MINUTES EAST, ON SAID NORTH LINE OF THE HERNANDEZ GRANT, 204.60 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID HERNANDEZ GRANT; THENCE SOUTH 36 DEGREES 14 MINUTES 12 SECONDS EAST, ON AN EAST LINE OF SAID HERNANDEZ GRANT, 478.48 FEET; THENCE NORTH 09 DEGREES 05 MINUTES 10 SECONDS WEST 269.51 FEET; THENCE SOUTH 65 DEGREES 40 MINUTES 50 SECONDS EAST 260.03 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 17 SECONDS EAST, ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A, A 150.00 FOOT WIDTH RIGHT-OF-WAY, 415.00 FEET; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, 25.00 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 19 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH, 1,486.73 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 11,409.20 FEET; THENCE ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 54 SECONDS, AN ARC DISTANCE OF 706.22 FEET; THENCE NORTH 43 DEGREES 34 MINUTES 30 SECONDS WEST 40.31 FEET; THENCE NORTH 19 DEGREES 50 MINUTES 30 SECONDS WEST 425.40 FEET; THENCE NORTH 23 DEGREES 20 MINUTES 50 SECONDS WEST 404.50 FEET TO THE EAST LINE OF SAID HERNANDEZ GRANT; THENCE MEANDERING NORTHERLY, ON THE EAST SIDE OF SAID INTRACOASTAL WATERWAY, 2,050.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID HERNANDEZ GRANT, AT A POINT SOUTH 02 DEGREES 36 MINUTES WEST 540.00 FEET FROM THE POINT OF COMMENCING; THENCE NORTH 14 DEGREES 16 MINUTES WEST 72.15 FEET; THENCE NORTH 43 DEGREES 10 MINUTES 40 SECONDS WEST 319.07 FEET; THENCE NORTH 31 DEGREES 23 MINUTES 20 SECONDS WEST 402.01 FEET; THENCE NORTH 30 DEGREES 05 MINUTES WEST 710.53 FEET; THENCE NORTH 52 DEGREES 00 MINUTES 50 SECONDS EAST 90.00 FEET; THENCE SOUTH 37 DEGREES 39 MINUTES 20 SECONDS EAST 170.00 FEET; THENCE SOUTH 64 DEGREES 09 MINUTES 20 SECONDS EAST 304.22 FEET; THENCE SOUTH 31 DEGREES 44 MINUTES 40 SECONDS EAST 227.97 FEET; THENCE SOUTH 09 DEGREES 22 MINUTES 50 SECONDS EAST 207.62 FEET; THENCE SOUTH 40 DEGREES 54 MINUTES 30 SECONDS EAST 204.60 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 20 SECONDS EAST 215.08 FEET; THENCE SOUTH 03 DEGREES 30 MINUTES 40 SECONDS EAST 486.33 FEET; THENCE SOUTH 26 DEGREES 09 MINUTES 10 SECONDS EAST 96.10 FEET; THENCE NORTH 02 DEGREES 36 MINUTES EAST, ON THE NORTH LINE OF SAID HERNANDEZ GRANT, 34.13 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PART LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 30, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 38, TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE SOUTH 02 DEGREES 45 MINUTES 09 SECONDS WEST (MEANING SOUTH 02 DEGREES 36 MINUTES WEST IN ABOVE DESCRIBED PARCELS) ALONG THE NORTH LINE OF SAID GRANT 109.11 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 203.04 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 40 MINUTES 37 SECONDS AN ARC DISTANCE OF 59.57 FEET (THIS BEARING AND DISTANCE NORTH 28 DEGREES 40 MINUTES 55 SECONDS WEST 59.36 FEET); THENCE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 54.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 201.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 09.03 FEET; THENCE NORTH 62 DEGREES 40 MINUTES 53 SECONDS WEST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 179.77 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 30 SECONDS AN ARC DISTANCE OF 46.20 FEET; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 150.60 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 105.00 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY HERINAFTER REFERRED TO AS POINT "A"; THENCE RETURN SOUTH 77 DEGREES 24 MINUTES 26 SECONDS EAST 105.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE CONTINUING SAID LINE SOUTH 77 DEGREES 24 MINUTES 26 SECONDS EAST 150.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 129.77 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 30 SECONDS AN ARC DISTANCE OF 30.35 FEET; THENCE SOUTH 62 DEGREES 40 MINUTES 53 SECONDS EAST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 151.10 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 67.50 FEET; THENCE SOUTH 37 DEGREES 05 MINUTES 14 SECONDS EAST 54.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 133.04 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34 DEGREES 20 MINUTES 03 SECONDS AN ARC DISTANCE OF 91.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 176.11 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A

CENTRAL ANGLE OF 40 DEGREES 00 MINUTES 00 SECONDS AN ARC DISTANCE OF 123.94 FEET; THENCE SOUTH 42 DEGREES 45 MINUTES 11 SECONDS EAST 209.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 300.31 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 27 MINUTES 44 SECONDS AN ARC DISTANCE OF 03.93 FEET; THENCE SOUTH 32 DEGREES 12 MINUTES 53 SECONDS EAST 72.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 202.91 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 54 MINUTES 31 SECONDS AN ARC DISTANCE OF 70.51 FEET; THENCE SOUTH 32 DEGREES 10 MINUTES 24 SECONDS EAST 124.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 111.05 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES 51 MINUTES 36 SECONDS AN ARC DISTANCE OF 116.06 FEET; THENCE NORTH 07 DEGREES 50 MINUTES 00 SECONDS EAST 175.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 173.11 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62 DEGREES 40 MINUTES 00 SECONDS AN ARC DISTANCE OF 100.24 FEET; THENCE SOUTH 29 DEGREES 30 MINUTES 00 SECONDS EAST 101.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 244.40 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 20 SECONDS AN ARC DISTANCE OF 72.63 FEET; THENCE SOUTH 13 DEGREES 45 MINUTES 40 SECONDS EAST 107.05 FEET; THENCE NORTH 74 DEGREES 14 MINUTES 20 SECONDS EAST 50.00 FEET; THENCE NORTH 13 DEGREES 43 MINUTES 40 SECONDS WEST 107.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 314.40 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 20 SECONDS AN ARC DISTANCE OF 06.36 FEET; THENCE NORTH 29 DEGREES 30 MINUTES 00 SECONDS WEST 171.40 FEET; THENCE NORTH 60 DEGREES 30 MINUTES 00 SECONDS EAST 74.42 FEET; THENCE SOUTH 21 DEGREES 04 MINUTES 29 SECONDS EAST 100.38 FEET; THENCE SOUTH 39 DEGREES 41 MINUTES 19 SECONDS EAST 47.97 FEET; THENCE SOUTH 27 DEGREES 32 MINUTES 11 SECONDS EAST 47.47 FEET; THENCE SOUTH 03 DEGREES 32 MINUTES 00 SECONDS EAST 7.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND THERE TERMINATING.

FILED IN RECORDS IN
PUBLIC RECORDS OF
SUNDO COUNTY, FLA

88 NOV 16 AM 11:17

Carl Paul Mankel
CLERK OF CIRCUIT COURT

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
UPCHURCH, BAILEY & UPCHURCH, P.A.
780 North Ponce de Leon Blvd.
St. Augustine, Florida 32085

Intangible Tax Pd. 55
County Clerk, Clark St. Johns
County, Fla. Arms D.O.

WARRANTY DEED

THIS INSTRUMENT, made this 7th day of November, 1988, between SUMMER ISLAND, INC., a Florida corporation, Grantor, and ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose post office address is Post Office Box 300, St. Augustine, St. Johns County Florida 32084, 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, has 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:

Two (2) parcels of land in Sections 24, 25 and 50, Township 9 South, Range 30 East and Sections 30, and 38, Township 9 South, Range 31 East, St. Johns County, Florida lying West of Highway 1A South, more particularly described on Exhibit "A" attached hereto.

SUBJECT TO: Taxes for the year 1988 and subsequent years.

SUBJECT ALSO TO: A non-exclusive conservation easement hereby reserved and created for the benefit of the Department of Natural Resources of the state of Florida, over that part of the said property described on Exhibit "B" attached hereto.

and said Grantor does 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 has hereunto set his hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

John D. Bailey, Jr.
Catherine M. Pelt

SUMMER ISLAND, INC., a Florida Corporation

BY: Frank A. Detzki
Its: President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me personally appeared Frank A. Detzki as President, of SUMMER ISLAND, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same on behalf of the said SUMMER ISLAND, INC., a Florida corporation for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of November, 1988.

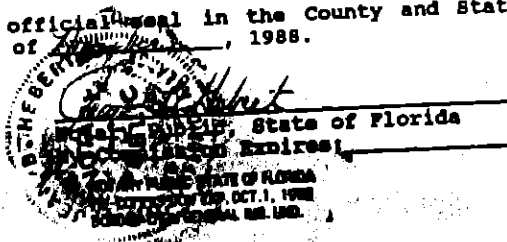


EXHIBIT "A"

Parcel 1:

COMMENCING AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 38, TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE NORTH 02 DEGREES 36 MINUTES EAST, ON THE NORTH LINE OF SAID GRANT, 204.36 FEET TO THE NORTHEAST CORNER OF SAID GRANT; THENCE SOUTH 36 DEGREES 14 MINUTES 12 SECONDS EAST, ON AN EASTERLY LINE OF SAID GRANT, 073.40 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID GRANT; THENCE SOUTH 15 DEGREES 55 MINUTES EAST, ON AN EASTERLY LINE OF SAID GRANT, 1,294.00 FEET TO AN ANGLE POINT IN SAID EAST LINE OF GRANT; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST 56.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A; THENCE NORTH 13 DEGREES 55 MINUTES 19 SECONDS WEST ON SAID WEST LINE OF STATE ROAD, 703.37 FEET; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST, ACROSS SAID RIGHT-OF-WAY TO THE EAST RIGHT-OF-WAY LINE OF SAID ROAD AND THE POINT OF BEGINNING AT THE APPROXIMATE MEAN HIGH WATER LINE ON THE WEST SIDE OF THE MATANZAS RIVER; THENCE MEANDERING SOUTHERLY, ON SAID MEAN HIGH WATER LINE, ON THE FOLLOWING BEARINGS AND DISTANCES: (1) SOUTH 46 DEGREES 15 MINUTES 50 SECONDS EAST 671.07 FEET, (2) SOUTH 42 DEGREES 05 MINUTES 30 SECONDS WEST 110.75 FEET, (3) NORTH 42 DEGREES 39 MINUTES 20 SECONDS WEST 414.00 FEET, (4) SOUTH 53 DEGREES 10 MINUTES 50 SECONDS WEST 40.40 FEET, (5) SOUTH 22 DEGREES 50 MINUTES EAST 689.34 FEET, (6) SOUTH 11 DEGREES 36 MINUTES 30 SECONDS EAST 376.32 FEET, (7) SOUTH 02 DEGREES 38 MINUTES 50 SECONDS WEST 164.85 FEET, (8) SOUTH 20 DEGREES 00 MINUTES 30 SECONDS EAST 250.52 FEET, (9) SOUTH 07 DEGREES 02 MINUTES 30 SECONDS EAST 243.56 FEET, (10) SOUTH 31 DEGREES 34 MINUTES 20 SECONDS EAST 360.36 FEET, (11) SOUTH 14 DEGREES 26 MINUTES 10 SECONDS EAST 509.62 FEET, (12) SOUTH 09 DEGREES 03 MINUTES 10 SECONDS EAST 338.67 FEET, (13) SOUTH 28 DEGREES 30 MINUTES 10 SECONDS EAST 292.03 FEET, (14) SOUTH 32 DEGREES 59 MINUTES 50 SECONDS WEST 233.53 FEET, (15) SOUTH 45 DEGREES 54 MINUTES 30 SECONDS EAST 516.42 FEET, (16) SOUTH 48 DEGREES 36 MINUTES 20 SECONDS WEST 366.02 FEET, (17) SOUTH 16 DEGREES 21 MINUTES 40 SECONDS WEST 283.55 FEET TO SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A; THENCE, ON SAID RIGHT-OF-WAY LINE, ON A CURVE WITH RADIUS OF 2,014.73 FEET AND CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 04 DEGREES 47 MINUTES 40 SECONDS, AN ARC DISTANCE OF 333.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE AT STATION 56 PLUS 97.65; THENCE NORTH 09 DEGREES 34 MINUTES 19 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, 1,995.62 FEET TO THE POINT OF A CURVE TO THE LEFT AT STATION 76 PLUS 73.27; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE AND ON SAID CURVE TO THE LEFT, WITH RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 21 MINUTES, AN ARC DISTANCE OF 073.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE AT STATION 05 PLUS 63.27; THENCE CONTINUING, ON SAID RIGHT-OF-WAY LINE, NORTH 13 DEGREES 55 MINUTES 19 SECONDS WEST 1,378.97 FEET TO THE POINT OF BEGINNING;

Parcel 2:

COMMENCING AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 38, TOWNSHIP 9 SOUTH, RANGE 31 EAST, THENCE NORTH 02 DEGREES 36 MINUTES EAST, ON THE NORTH LINE OF SAID GRANT, 204.36 FEET TO THE NORTHEAST CORNER OF SAID GRANT; THENCE SOUTH 36 DEGREES 14 MINUTES 12 SECONDS EAST, ON AN EASTERLY LINE OF SAID GRANT, 073.40 FEET TO AN ANGLE POINT IN SAID EAST LINE OF GRANT; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST 75.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A; THENCE CONTINUING NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST, ACROSS SAID RIGHT-OF-WAY, 150.00 FEET; THENCE NORTH 13 DEGREES 55 MINUTES 19 SECONDS WEST, ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD 140.23 FEET TO THE APPROXIMATE MEAN HIGH WATER LINE ON THE WEST SIDE OF THE MATANZAS RIVER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 13 DEGREES 55 MINUTES 19 SECONDS WEST, ON SAID EAST RIGHT-OF-WAY LINE, 200.00 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE ON THE WEST SIDE OF THE MATANZAS RIVER; THENCE MEANDERING SOUTHEASTERLY AND SOUTHWESTERLY, ON SAID MEAN HIGH WATER LINE, ON THE FOLLOWING APPROXIMATE BEARINGS AND DISTANCES: (1) SOUTH 79 DEGREES 02 MINUTES EAST 137.81 FEET, (2) SOUTH 25 DEGREES 53 MINUTES WEST 193.26 FEET TO THE POINT OF BEGINNING;

EXHIBIT "B"

A STRIP OF LAND IN SECTION 25, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, 4.00 FEET IN WIDTH AND 850.00 FEET IN LENGTH LYING ADJACENT TO AND LANDWARD OF THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 20, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 26, TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE SOUTH 82 DEGREES 45 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF SAID GRANT 189.11 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 203.04 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 48 MINUTES 37 SECONDS AN ARC DISTANCE OF 59.37 FEET (CHORD BEARING AND DISTANCE NORTH 28 DEGREES 40 MINUTES 55 SECONDS WEST 59.36 FEET); THENCE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 54.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 201.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 89.83 FEET; THENCE NORTH 62 DEGREES 40 MINUTES 33 SECONDS WEST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 179.77 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS AN ARC DISTANCE OF 46.20 FEET; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 150.60 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 103.00 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY AND THERE TERMINATING.

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

88 NOV 16 AM 11:16

Paul ...
CLERK OF CIRCUIT COURT

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
Upchurch, Bailey and Upchurch, P.A.
780 N. Ponce de Leon Boulevard
St. Augustine, Florida 32084

89 1993

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made this 17th day of JANUARY, 1989, between SUMMER ISLAND, INC., a Florida corporation, Grantor, and ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose post office address is Post Office Box 300, St. Augustine, St. Johns County, Florida, 32084 Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has 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:

Two (2) parcels of land in Sections 25, 25 and 50, Township 9 South, Range 30 East and Sections 30 and 38, Township 9 South, Range 31 East, St. Johns County, Florida lying West of Highway 1A South, more particularly described on Exhibit "A" attached hereto.

SUBJECT TO: Taxes for the year 1988 and subsequent years.

SUBJECT ALSO TO: A non-exclusive conservation easement hereby reserved and created for the benefit of the Department of Natural Resources of the State of Florida, over that part of the said property described on Exhibit "B" attached hereto.

THIS CORRECTIVE WARRANTY DEED HAS BEEN EXECUTED AND RECORDED IN ORDER TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 802, PAGE 0994, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

and said Grantor does 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 has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SUMMER ISLAND, INC. a Florida corporation

By Frank A. Darabi
Its PRESIDENT

James M. Dwyer
Witness
Deborah W. Pennington
Witness

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, personally appeared Frank A. Darabi as President of SUMMER ISLAND, INC., a Florida corporation, to me known 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 17th day of January, 1989.

Margaret LaChaux
Notary Public, State of Florida
My Commission Expires: 10/22/1990

Documentary Tax Pd. \$ 55

\$ 0 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns

County By: ABM D.C.

Notary Public, State Of Florida At-Large
My Commission Expires Oct. 22, 1990
Bonded By SAFECO Insurance Company of America

COMMENCING ON THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ON THE LINE BETWEEN TOWNSHIP 7 SOUTH, RANGE 30 EAST AND TOWNSHIP 7 SOUTH, RANGE 31 EAST; THENCE NORTH 02 DEGREES 36 MINUTES EAST, ON SAID NORTH LINE OF THE HERNANDEZ GRANT, 204.60 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID HERNANDEZ GRANT; THENCE SOUTH 36 DEGREES 14 MINUTES 12 SECONDS EAST, ON AN EAST LINE OF SAID HERNANDEZ GRANT, 478.48 FEET; THENCE NORTH 09 DEGREES 35 MINUTES 10 SECONDS WEST 269.51 FEET; THENCE SOUTH 65 DEGREES 48 MINUTES 50 SECONDS EAST 260.03 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 17 SECONDS EAST, ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A, A 150.00 FOOT WIDTH RIGHT-OF-WAY, 915.00 FEET; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, 25.00 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 17 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH, 1,406.73 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 11,409.20 FEET; THENCE ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 54 SECONDS, AN ARC DISTANCE OF 706.22 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 30 SECONDS WEST 40.31 FEET; THENCE NORTH 19 DEGREES 50 MINUTES 30 SECONDS WEST 465.40 FEET; THENCE NORTH 25 DEGREES 20 MINUTES 50 SECONDS WEST 404.50 FEET TO THE EAST LINE OF SAID HERNANDEZ GRANT; THENCE MEANDERING NORTHERLY, ON THE EAST SIDE OF SAID INTRACOASTAL WATERWAY, 2,050.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID HERNANDEZ GRANT, AT A POINT SOUTH 02 DEGREES 36 MINUTES WEST 540.00 FEET FROM THE POINT OF COMMENCING; THENCE NORTH 14 DEGREES 16 MINUTES WEST 72.15 FEET; THENCE NORTH 43 DEGREES 10 MINUTES 40 SECONDS WEST 319.87 FEET; THENCE NORTH 31 DEGREES 23 MINUTES 20 SECONDS WEST 402.01 FEET; THENCE NORTH 30 DEGREES 35 MINUTES WEST 713.53 FEET; THENCE NORTH 52 DEGREES 00 MINUTES 50 SECONDS EAST 90.00 FEET; THENCE SOUTH 37 DEGREES 59 MINUTES 20 SECONDS EAST 170.00 FEET; THENCE SOUTH 64 DEGREES 28 MINUTES 20 SECONDS EAST 504.22 FEET; THENCE SOUTH 31 DEGREES 47 MINUTES 40 SECONDS EAST 227.99 FEET; THENCE SOUTH 09 DEGREES 22 MINUTES 50 SECONDS EAST 207.62 FEET; THENCE SOUTH 40 DEGREES 54 MINUTES 30 SECONDS EAST 204.60 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 20 SECONDS EAST 215.00 FEET; THENCE SOUTH 03 DEGREES 30 MINUTES 40 SECONDS EAST 486.33 FEET; THENCE SOUTH 26 DEGREES 09 MINUTES 10 SECONDS EAST 96.10 FEET; THENCE NORTH 02 DEGREES 36 MINUTES EAST, ON THE NORTH LINE OF SAID HERNANDEZ GRANT, 34.13 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THAT PART LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 7 SOUTH, RANGE 30 EAST AND SECTION 30, TOWNSHIP 7 SOUTH, RANGE 31 EAST; THENCE SOUTH 02 DEGREES 45 MINUTES 37 SECONDS WEST (BEARING SOUTH 02 DEGREES 36 MINUTES WEST IN ABOVE DESCRIBED PARCELS) ALONG THE NORTH LINE OF SAID GRANT 109.11 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 203.04 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 48 MINUTES 37 SECONDS AN ARC DISTANCE OF 59.57 FEET (CHORD BEARING AND DISTANCE NORTH 28 DEGREES 40 MINUTES 55 SECONDS WEST 59.36 FEET); THENCE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 54.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 201.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 09.03 FEET; THENCE NORTH 62 DEGREES 40 MINUTES 53 SECONDS WEST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 179.77 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS AN ARC DISTANCE OF 46.20 FEET; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 150.60 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 105.00 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN SOUTH 77 DEGREES 24 MINUTES 26 SECONDS EAST 105.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THENCE CONTINUING SAID LINE SOUTH 77 DEGREES 24 MINUTES 26 SECONDS EAST 150.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 129.77 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS AN ARC DISTANCE OF 33.35 FEET; THENCE SOUTH 62 DEGREES 40 MINUTES 53 SECONDS EAST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 151.10 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 67.50 FEET; THENCE SOUTH 37 DEGREES 05 MINUTES 14 SECONDS EAST 54.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 153.04 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34 DEGREES 20 MINUTES 03 SECONDS AN ARC DISTANCE OF 91.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS

CENTRAL ANGLE OF 40 DEGREES 00 MINUTES 00 SECONDS AN ARC DISTANCE OF 122.74 FEET; THENCE SOUTH 42 DEGREES 45 MINUTES 11 SECONDS EAST 207.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 500.31 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 27 MINUTES 44 SECONDS AN ARC DISTANCE OF 03.95 FEET; THENCE SOUTH 52 DEGREES 12 MINUTES 55 SECONDS EAST 72.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 202.91 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 54 MINUTES 31 SECONDS AN ARC DISTANCE OF 70.51 FEET; THENCE SOUTH 32 DEGREES 10 MINUTES 24 SECONDS EAST 124.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 111.05 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES 51 MINUTES 36 SECONDS AN ARC DISTANCE OF 116.06 FEET; THENCE NORTH 07 DEGREES 50 MINUTES 00 SECONDS EAST 175.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 172.11 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62 DEGREES 40 MINUTES 00 SECONDS AN ARC DISTANCE OF 100.24 FEET; THENCE SOUTH 27 DEGREES 30 MINUTES 00 SECONDS EAST 101.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 264.40 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 20 SECONDS AN ARC DISTANCE OF 72.63 FEET; THENCE SOUTH 13 DEGREES 45 MINUTES 40 SECONDS EAST 107.05 FEET; THENCE NORTH 76 DEGREES 14 MINUTES 20 SECONDS WEST 107.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 314.40 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 20 SECONDS AN ARC DISTANCE OF 06.34 FEET; THENCE NORTH 29 DEGREES 30 MINUTES 00 SECONDS WEST 171.40 FEET; THENCE NORTH 60 DEGREES 30 MINUTES 00 SECONDS EAST 74.42 FEET; THENCE SOUTH 21 DEGREES 24 MINUTES 27 SECONDS EAST 100.30 FEET; THENCE SOUTH 39 DEGREES 41 MINUTES 17 SECONDS EAST 47.77 FEET; THENCE SOUTH 27 DEGREES 32 MINUTES 11 SECONDS EAST 47.47 FEET; THENCE SOUTH 03 DEGREES 32 MINUTES 33 SECONDS EAST 7.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND THERE TERMINATING.

A STRIP OF LAND IN SECTION 25, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, 4.00 FEET IN WIDTH AND 850.00 FEET IN LENGTH LYING ADJACENT TO AND LANDWARD OF THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 38, TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE SOUTH 82 DEGREES 45 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF SAID GRANT 189.11 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 203.04 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 48 MINUTES 37 SECONDS AN ARC DISTANCE OF 59.57 FEET (CHORD BEARING AND DISTANCE NORTH 28 DEGREES 40 MINUTES 55 SECONDS WEST 59.36 FEET); THENCE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 54.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 201.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 89.83 FEET; THENCE NORTH 62 DEGREES 40 MINUTES 53 SECONDS WEST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 129.77 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS AN ARC DISTANCE OF 46.20 FEET; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 150.60 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 105.00 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY AND THERE TERMINATING.

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ST. JOHNS COUNTY, FLA.

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Clara B. Markel
CLERK OF CIRCUIT COURT