

RESOLUTION NO. 88-306

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

WHEREAS, March Investments, Inc., as owner, has tendered a Warranty Deed, dated September 29, 1988, a Partial Release of Mortgages and Financing Statements dated November 14, 1988, and an Amendment To Declaration Of Covenants And Restrictions dated November 14, 1988 to the Board of County Commissioners of St. Johns County, Florida conveying to the County the lands described in the Warranty Deed, releasing certain lands from the two mortgages, and amending the Declaration of Covenants and Restrictions recorded in County OR Book 799 page 0187.

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 and Partial Release are 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 above described Amendment To Declaration Of Covenants And Restrictions is hereby accepted by the Board of County Commissioners of St. Johns County and the Clerk, ^{or his deputy} is instructed to have it immediately signed by the Chairman and by 2 witnesses and notarized.

Section 3. The Clerk, ^{or his deputy} is instructed to file the attached title opinions and letter from Foley & Lardner and to promptly record the Warranty Deed, the Partial Release, and the Amendment To Declaration 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 29th day of November, 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Way Walden
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By Connie E. McDaniel
Deputy Clerk

Parcel A

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 89° 52' 18" EAST, ALONG THE SOUTH LINE OF SECTION 22, OF SAID TOWNSHIP AND RANGE, THE SAME BEING THE NORTH LINE OF SANDY OAKS UNIT 1, AS RECORDED IN MAP BOOK 14, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 238.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A (AS NOW ESTABLISHED AS A 188 FOOT RIGHT OF WAY); THENCE NORTH 17° 57' 52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 988.55 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2952.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE SUBTENDED BY A CHORD BEARING OF NORTH 17° 27' 11" WEST AND A CHORD DISTANCE OF 52.73 FEET TO A POINT ON SAID CURVE AND SAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING; THENCE SOUTH 88° 36' 36" WEST PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD (AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY), A DISTANCE OF 241.28 FEET; THENCE SOUTH 63° 07' 45" WEST, A DISTANCE OF 48.73 FEET; THENCE SOUTH 81° 12' 08" EAST PARALLEL WITH THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 63.88 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 65° 33' 51" WEST AND A CHORD DISTANCE OF 55.46 FEET TO A POINT ON SAID CURVE; THENCE NORTH 81° 12' 08" WEST, PARALLEL WITH THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 226.71 FEET; THENCE NORTH 88° 36' 36" EAST, PARALLEL WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD, A DISTANCE OF 285.43 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, SAID RIGHT OF WAY BEING A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2952.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE SUBTENDED BY A CHORD BEARING OF SOUTH 15° 14' 28" EAST AND A CHORD DISTANCE OF 175.45 FEET TO THE POINT OF BEGINNING, CONTAINING 1.28 ACRES MORE OR LESS.

Parcel B

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THE SAME BEING THE NORTHEAST CORNER OF INNLET BEACH UNIT EIGHT, AS RECORDED IN MAP BOOK 13, PAGES 111, 112 AND 113 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 04' 18" WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, THE SAME BEING THE NORTH LINE OF SAID INNLET BEACH UNIT EIGHT, A DISTANCE OF 508.98 FEET; THENCE NORTH 81° 12' 08" WEST, PARALLEL WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, A DISTANCE OF 987.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 81° 12' 08" WEST, A DISTANCE OF 178.99 FEET; THENCE NORTH 88° 36' 36" EAST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD, (AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY), A DISTANCE OF 135.88 FEET; THENCE SOUTH 81° 12' 08" EAST, A DISTANCE OF 226.71 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 285.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 81° 18' 26" WEST AND A CHORD DISTANCE OF 99.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88° 48' 08" WEST, A DISTANCE OF 7.28 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 38.88; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 46° 12' 08" WEST AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING, CONTAINING 8.66 ACRES MORE OR LESS.

VERIFIED BY
T.N.

CLERK AND DEPUTY CLERK OF
 PUBLIC RECORDS OF
 ST. JOHNS COUNTY, FLA.

60 NOV 29 PM 3:15

John Paul Markel
 CLERK OF CIRCUIT COURT

PARTIAL RELEASE OF MORTGAGES AND
FINANCING STATEMENTS

This Instrument Prepared
By: Gary I. Christian, Esq.
P.O. Box 19276
Suite 316
South Point Bldg.
6620 South Point Dr.
Jacksonville, FL
32216

O.R. 803 PG 1293

KNOW ALL MEN BY THESE PRESENTS: That SANDIA FEDERAL SAVINGS AND LOAN ASSOCIATION, a federal savings and loan association, the owner and holder of the following documents all being executed by MARCH INVESTMENTS, INC., a Florida Corporation, and given to SANDIA FEDERAL SAVINGS AND LOAN ASSOCIATION, a federal savings and loan association, and encumbering certain real property lying in St. Johns County, Florida, and being more particularly described therein, as follows:

(a) Mortgage Deed bearing the date of the 15th day of June, 1984, recorded in Official Records Volume 648, page 618, of the public records of St. Johns County, Florida;

(b) Modification of Mortgage Deed bearing the date of the 15th day of June, 1985, recorded in Official Records Volume 689, page 1168, of the public records of St. Johns County, Florida;

(c) Second Modification of Mortgage Deed and Notice of Future Advance bearing the date of the 7th day of November, 1985, recorded in Official Records Volume 689, page 1172, of the public records of St. Johns County, Florida;

(d) Third Modification of Mortgage Deed and Notice of Future Advance bearing the date of March 15, 1986, recorded in Official Records Volume 704, page 35, of the public records of St. Johns County, Florida;

(e) Subordination Agreement bearing the date of the 20th day of July, 1984, recorded in Official Records Volume 659, page 2426, of the public records of St. Johns County, Florida;

(f) Subordination Agreement bearing the date of the 8th day of January, 1984, and being recorded on September 26, 1985, in Official Records Volume 685, page 497, of the public records of St. Johns County, Florida;

(g) UCC-1 Financing Statement recorded in Official Records Volume 648, page 632, of the public records of St. Johns County, Florida;

(h) Amended and Restated Profits Participation Agreement and Assignment bearing the date of the 7th day of November, 1985, recorded in Official Records Volume 689, page 1180, of the public records of St. Johns County, Florida;

(i) Amendment to Restated Net Profits Agreement bearing the date of the 15th day of March, 1986, recorded in Official Records Volume 704, page 40, of the public records of St. Johns County, Florida;

(j) Mortgage Deed bearing the date of the 30th day of April, 1986, recorded in Official Records Volume 704, page 802, of the public records of St. Johns County, Florida;

(k) First Amendment to Mortgage Deed bearing the date of the 30th day of April, 1986, recorded in Official Records Volume 713, page 1820, of the public records of St. Johns County, Florida;

(l) Financing Statement recorded in Official Records Volume 704, page 845, of the public records of St. Johns County, Florida;

(m) Profits Participation Agreement and Assignment bearing the date of the 30th day of April, 1986, recorded in Official Records Volume 704, page 831, of the public records of St. Johns County, Florida; and

(n) Receipt for Future Advance and Indenture bearing the date of the 24th day of February, 1988, recorded in Official Records Volume 774, page 1797 and re-recorded in Official Records Volume 782, page 1668, of the public records of St. Johns County, Florida;

For good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby forever release, exonerate and discharge from the lien, operation, force and effect of said mortgages, financing statements, and other instruments referenced above, the property situate in St. Johns County, Florida, as described in Exhibit "A" attached hereto and by this reference made a part hereof.

PROVIDED, HOWEVER, that nothing herein contained shall be held or construed to release, exonerate or discharge any other property than that in this partial release specifically described, from any lien, operation, force and effect of said mortgages, financing statements, and other instruments referenced above, nor from any rights, remedies or privileges of the owner thereof.

Witness our hands and seals this 14 day of November, 1988.

Signed and Sealed in Our Presence:

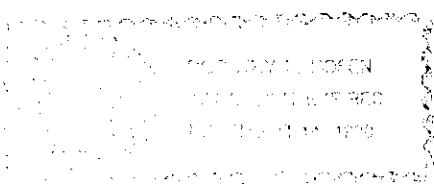
SANDIA FEDERAL SAVINGS AND LOAN ASSOCIATION, a federal savings and loan association

[Signature]

By: Wayne H. Walker
Its Senior Vice President

State of Florida
County of Duval

The foregoing Partial Release of Mortgages and Financing Statements was acknowledged before me on this 14 day of November, 1988, by Wayne H. Walker, the Senior Vice President of Sandia Federal Savings and Loan Association, a federal savings and loan association, on behalf of the association.



[Signature]
Notary Public, State of Florida Tejada
at Large.
My Commission Expires: 11/14/90

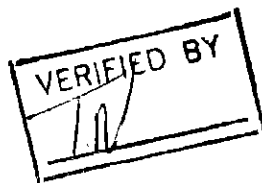
EXHIBIT A

LIBRARY SITE

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 20 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH $89^{\circ} 02' 18''$ EAST, ALONG THE SOUTH LINE OF SECTION 22, OF SAID TOWNSHIP AND RANGE, THE SAME BEING THE NORTH LINE OF SANDY OAKS UNIT 1, AS RECORDED IN MAP BOOK 14, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 238.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A (AS NOW ESTABLISHED AS A 188 FOOT RIGHT OF WAY); THENCE NORTH $17^{\circ} 57' 52''$ WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 908.55 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2952.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE SUBTENDED BY A CHORD BEARING OF NORTH $17^{\circ} 27' 11''$ WEST AND A CHORD DISTANCE OF 52.73 FEET TO A POINT ON SAID CURVE AND SAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING; THENCE SOUTH $88^{\circ} 36' 36''$ WEST PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD (AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY), A DISTANCE OF 241.28 FEET; THENCE SOUTH $63^{\circ} 07' 45''$ WEST, A DISTANCE OF 40.73 FEET; THENCE SOUTH $01^{\circ} 12' 00''$ EAST PARALLEL WITH THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 63.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH $65^{\circ} 33' 51''$ WEST AND A CHORD DISTANCE OF 53.46 FEET TO A POINT ON SAID CURVE; THENCE NORTH $01^{\circ} 12' 00''$ WEST, PARALLEL WITH THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 226.71 FEET; THENCE NORTH $09^{\circ} 36' 36''$ EAST, PARALLEL WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD, A DISTANCE OF 205.43 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, SAID RIGHT OF WAY BEING A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2952.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE SUBTENDED BY A CHORD BEARING OF SOUTH $15^{\circ} 14' 28''$ EAST AND A CHORD DISTANCE OF 175.45 FEET TO THE POINT OF BEGINNING, CONTAINING 1.28 ACRES MORE OR LESS.

FIRE STATION SITE

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THE SAME BEING THE NORTHEAST CORNER OF INNLET BEACH UNIT EIGHT, AS RECORDED IN MAP BOOK 13, PAGES 111, 112 AND 113 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 04' 18" WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, THE SAME BEING THE NORTH LINE OF SAID INNLET BEACH UNIT EIGHT, A DISTANCE OF 500.90 FEET; THENCE NORTH 01° 12' 00" WEST, PARALLEL WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, A DISTANCE OF 907.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01° 12' 00" WEST, A DISTANCE OF 170.99 FEET; THENCE NORTH 88° 36' 36" EAST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD, (AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY), A DISTANCE OF 135.00 FEET; THENCE SOUTH 01° 12' 00" EAST, A DISTANCE OF 226.71 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 285.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 81° 10' 26" WEST AND A CHORD DISTANCE OF 97.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88° 48' 00" WEST, A DISTANCE OF 7.28 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 30.00; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 46° 12' 00" WEST AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING, CONTAINING 0.66 ACRES MORE OR LESS.



FILED IN THE OFFICE OF THE
CLERK OF THE CIRCUIT COURT OF
ST. JOHNS COUNTY, FLA.

88 NOV 29 PM 3:15

Clara Paul Mankel
CLERK OF CIRCUIT COURT

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS

This Amendment, made and entered into on this 14th day of November, 1988, by March Investments, Inc., a Florida corporation, having a mailing address of Post Office Box 183, Ponte Vedra Beach, Florida, 32082-0183 ("Developer"), and being acknowledged and approved by Sandia Federal Savings and Loan Association ("Lender"), and St. Johns County, Florida ("County");

W I T N E S S E T H:

WHEREAS, Developer entered into that certain Declaration of Covenants and Restrictions dated September 29, 1988, and recorded on October 14, 1988, in Official Records Book 799, page 0187, of the public records of St. Johns County, Florida, (the "Declaration") with respect to certain property located in St. Johns County, Florida, at the southwest intersection of Solana Road and State Road 1A1A being more particularly described therein ("the Property"); and

WHEREAS, the Developer now desires to enter into this Amendment, and Lender and County desire to approve the substance of this Amendment, for the purpose of further restricting the uses to which certain portions of the Property may be put, to release any and all restrictions as to the library and fire station sites, to correct a clerical error with respect to tract references as contained in the survey attached to the Declaration, and to redefine the residual use for the post office site set forth in the Declaration.

NOW THEREFORE, the Developer, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, for itself, and its successors in title, and assigns, amends the above-described Declaration as follows:

1. Section 1(E) of the Declaration is hereby modified so that the second and third sentences thereof are hereby deleted, and the following is substituted in lieu thereof: "If the post office site is not developed for use as a post office within five years from the date hereof, or if the post office purchases the property and operates a post office on the site, and thereafter ceases operation, the post office site shall be thereafter used only for uses permitted under the R-1-C Zoning classification within the Ponte Vedra Zoning Regulations in effect as of the date hereof, and for no other purposes.

2. The following additional provision is hereby added and incorporated into the Declaration:

"5. Height Restriction. No structure shall be erected upon the bank site, designated as Tract "A" in the Declaration or upon the office site, designated as Tract "C" in the Declaration, exceeding one story in height. No structure shall be erected upon the post office site, designated as Tract E, exceeding 35 feet in height".

3. The following additional provision is hereby added and incorporated into the Declaration:

"6. Access Restriction. No direct vehicular access will be allowed from any portion of the Property to or upon either Solano Road or State Road 1A1A. All vehicular access from all portions of the Property will be routed over and through Sandia Boulevard and Burts Boulevard." Provided however, that this restriction shall not apply to either the library site, designated as Tract "B" or the fire station site designated as Tract "D".

This Instrument Prepared By:

Greg T. Christian, Esquire

P.O. Box 19276

Suite 216 - South Point Bldg.

6500 South Point Drive

Jacksonville, FL 32216

4. The Developer hereby forever releases and renders null and void and of no further force and effect any and all covenants or restrictions contained herein or in the original Declaration and which affect in any manner Tract B (the library site) and Tract D (the fire station site). While this provision is intended to forever release Tracts B and D from the operation and effect of the Declaration, as amended hereby, nothing contained in this document shall serve to release any remaining properties described in the Declaration from the terms thereof.

5. The survey attached to the Declaration as Exhibit "B", sheet 2 of 2, is hereby deleted, and the survey attached hereto shall be and is hereby substituted in lieu thereof. The intent hereof is to correct the tract references for the fire station and office sites as contained in the survey attached to the Declaration.

6. Except as expressly modified and amended hereby, the Declaration shall remain in full force and effect as originally written.

7. Sandia Federal Savings and Loan Association and St. Johns County, Florida, join herein for the purpose of accepting and approving the amendments contained herein.

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

MARCH INVESTMENTS, INC.

[Signature]
As to Developer

By: [Signature]
Its President

SANDIA FEDERAL SAVINGS AND LOAN ASSOCIATION

[Signature]
As to Sandia

By: [Signature]
Its President
Senior Vice President

ST. JOHNS COUNTY, FLORIDA

[Signature]
[Signature]
As to St. Johns County

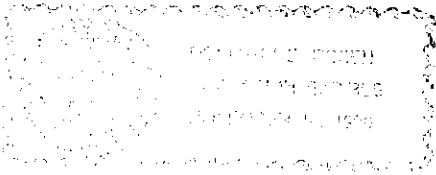
By: [Signature]
Its CHAIRMAN - BCC



STATE OF FLORIDA
COUNTY OF DUVAL

O.R. 803 PG 1299

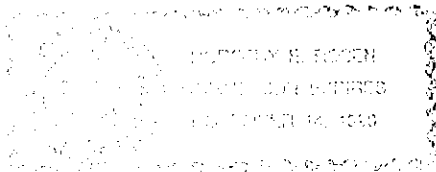
The foregoing Amendment to Declaration of Covenants and Restrictions was acknowledged before me this 14 day of ~~October~~ November, 1988, by Jerry J. Whittle, the President of March Investments, Inc., a Florida Corporation, on behalf of the said corporation.



Dorothy E. Rosen
Notary Public, State of Florida, at Large
My Commission Expires: 11/14/90

STATE OF Texas
COUNTY OF Dallas

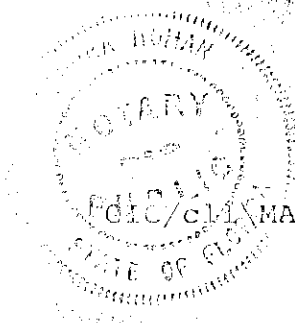
The foregoing Amendment to Declaration of Covenants and Restrictions was acknowledged before me this 14 day of ~~October~~ November, 1988, by William H. Walker, the ~~President~~ Senior Vice Pres. of Sandia Federal Savings and Loan Association, a Federal Savings and Loan Association, on behalf of the said Association.



Dorothy E. Rosen
Notary Public, State of Florida, at Large
My Commission Expires: 11/14/90

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing Amendment to Declaration of Covenants and Restrictions was acknowledged before me this 29 day of ~~October~~ NOVEMBER, 1988, by HARRY WALDRON, the CHAIRMAN, BCC of St. Johns County, Florida, a ~~municipal corporation~~ political subdivision organized and existing under the laws of the State of Florida, on behalf of the said corporation.



Sandra Roman
Notary Public, State of Florida, at Large
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Oct. 30, 1989

N. 00° 56' 36" E. 286.69

S. 13° 26' 18" E.
CH. 356.76
R. 2952.93
ARC = 06° 53' 15"
A = 754.97'

S. 11° 44' 56" E.
CH. 184.74
R. 2952.93
ARC = 186.27
A = 0° 34' 31"

P.O.B. (TRACT A)
S. 88° 36' 36" W. 420.82'

TRACT A
0.66 AC ±
N. 88° 36' 36" W. 420.82'
S. 01° 12' 00" E. 226.71'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 300.00'

TRACT B
1.28 AC ±
N. 88° 36' 36" E. 285.45'
S. 63° 07' 45" W. 40.73'
N. 65° 07' 45" E. 40.73'
S. 08° 48' 00" W. 7.28'
R. 285.66'

S. 15° 14' 20" E.
CH. 175.65
R. 2952.93
ARC = 175.47
A = 03° 24' 17"

P.O.B. (TRACT B)
S. 17° 07' 11" E.
CH. 52.73
R. 2952.93
ARC = 52.73
A = 29° 52' 49"

TRACT C
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT D
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT E
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT F
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT G
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT H
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT I
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT J
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT K
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT L
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT M
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT N
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT O
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT P
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT Q
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT R
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT S
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT T
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT U
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT V
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT W
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT X
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT Y
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT Z
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT AA
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT AB
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT AC
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT AD
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT AE
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT AF
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT AG
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

TRACT AH
1.81 AC ±
S. 08° 48' 00" W. 7.28'
N. 01° 12' 00" W. 130.00'
E. 40° 00' 00" W. 7.28'
R. 285.66'

BURTS BOULEVARD - PARCEL B

SANDIA PARCEL C BLVD

STATE (188' E1W)

ST. JOHNS SEAMEN'S CH.

POINT OF BEGINNING BURTS BLVD.

POINT OF BEGINNING COMMERCIAL P (TRACT D)

POINT OF BEGINNING SANDIA BLVD.

VERIFIED BY
TW

FILED FOR RECORD IN
COUNTY OF SOLANO
CALIFORNIA

60 NOV 29 PM 3:16

CLERK OF CIRCUIT COURT

LAKE

TRACT E
1000 AC ±
LAKE

SECTION 21

SECTION 22

POINT OF BEGINNING VILLAGE OF SOLANO

POINT OF REFERENCE POINT OF BEGINNING LAS CALINAS PATH

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COMMON AREA

COMMON AREA

COMMON AREA

CHRISTIAN, PROM, KORN & ZEHMER

A PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

JACKSONVILLE, FLORIDA

PLEASE REPLY TO:
POST OFFICE BOX 19276
JACKSONVILLE, FLORIDA 32245-9276
TELEX 62951052

SUITE 316, SOUTHPOINT BUILDING
6620 SOUTHPOINT DRIVE, SOUTH
JACKSONVILLE, FLORIDA 32216
TELEPHONE (904) 730-2111

October 14, 1988

James G. Sisco, Esquire
County Attorney
St. Johns County
P.O. Box 1533
St. Augustine, Florida 32084


Re: March Investments, Inc. Warranty Deed to St. Johns
County

Dear Mr. Sisco:

Enclosed herewith is the original, executed Warranty Deed
from March Investments, Inc. to St. Johns County, which is to be
held in trust by you to be recorded upon the approval of the
rezoning of the subject property.

If you have any questions or comments, please give me a
call.

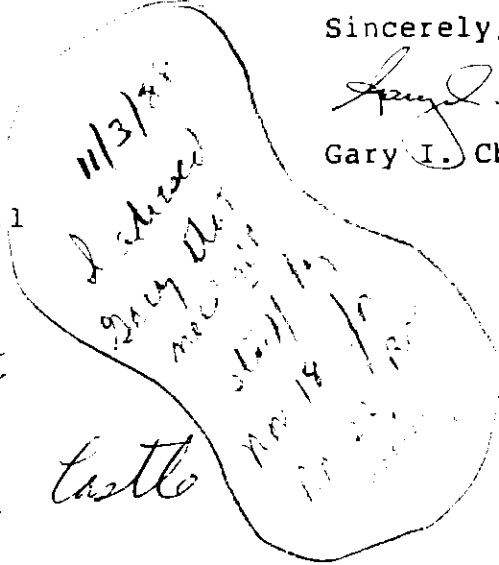
Sincerely,



Gary I. Christian

GIC\thd\0928.1

Enclosure



10/17/88

Dan Castle

10/17/88
I checked Gary's deed
10/17/88

Do we want this property? Is
the legal description correct?

Jan

Dan Castle
Yes 10/12/88
Yes

FOLEY & LARDNER
POST OFFICE BOX 1290
JACKSONVILLE, FLORIDA 32201-1290

1700 FIRST UNION BUILDING
200 WEST FORSYTH STREET
TELEPHONE (904) 356-2029

IN MILWAUKEE, WISCONSIN
FOLEY & LARDNER
777 EAST WISCONSIN AVENUE
MILWAUKEE, WIS. 53202-5367
TELEPHONE (414) 271-2400
TELEX 26-819

MADISON, WISCONSIN
CHICAGO, ILLINOIS
ITASCA, ILLINOIS
WASHINGTON, D. C.
ALEXANDRIA, VIRGINIA
ANNAPOLIS, MARYLAND
ORLANDO, FLORIDA
TALLAHASSEE, FLORIDA
TAMPA, FLORIDA
WEST PALM BEACH, FLORIDA

November 16, 1988

BY HAND DELIVERY

James G. Sisco, Esquire
St. Johns County Attorney
County Administration Building
Lewis Speedway and S.R. 16-A
St. Augustine, FL 32085

Re: Conveyance of Library and Fire Station
Sites in Ponte Vedra Beach by March
Investments, Inc., to St. Johns County

Dear Mr. Sisco:

As you are aware, our client, Sandia Federal Savings & Loan Association ("Sandia"), holds a mortgage encumbering the library and fire station sites being donated to St. Johns County by March Investments, Inc., as contemplated by Ordinance No. 88-68. In connection with such donation, March Investments, Inc., has requested that Sandia execute and deliver to you the enclosed original Partial Release and Amendment of Declaration of Covenants and Restrictions.

Sandia has obtained verbal approval of the execution and delivery of the enclosed instruments from the Federal Home Loan Bank Board.

Gary Christian, attorney for March Investments, Inc., has agreed to prepare and deliver to you a revised title opinion letter eliminating any condition, requirement or qualification relating to approval by the Federal Home Loan Bank Board. In accordance with our conversation today, I believe the enclosed items, together with the revised title opinion letter, should

James G. Sisco, Esquire
November 16, 1988
Page Two

satisfy all of the prerequisites to effectiveness of Ordinance
88-68.

Please call me or John Sefton if you have any questions
or comments.

Sincerely,



Margaret B. Gellatly

MBG:ss1114.1
Enclosures

cc: Gary Christian, Esq.

CHRISTIAN, PROM, KORN & ZEHMER

A PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

JACKSONVILLE, FLORIDA

PLEASE REPLY TO:
POST OFFICE BOX 19276
JACKSONVILLE, FLORIDA 32245-9276
TELEX 62951052

November 17, 1988

SUITE 316, SOUTHPOINT BUILDING
6620 SOUTHPOINT DRIVE, SOUTH
JACKSONVILLE, FLORIDA 32216
TELEPHONE (904) 730-2111

VIA HAND DELIVERY

James G. Sisco, Esquire
St. Johns County Attorney
County Administration Building
Lewis Speedway and State Road #16-A
St. Augustine, Florida 32085

Re: Enclosed revised title opinion letter on property located in St. Johns County, Florida, owned by March Investments, Inc., and described in Rezoning Application PV-88-0006 (the "Property").

Dear Jim:

In accordance with our several telephone conversations, I am enclosing herewith a revised title opinion letter with respect to the above-described property, removing all reference to any rights of the Federal Home Loan Bank Board, in light of their acceptance of the release by Sandia of its mortgages and financing statements.

Please feel free to contact me if you have any questions regarding the enclosed. Thank you very much for your cooperation in this regard.

Very truly yours,



Gary I. Christian

GIC/c11\SIS-L11.17
Enclosure

cc: Wayne Walker, Executive Vice President
Sandia Federal Savings and Loan

Jerry J. Whittle, President
March Investments, Inc.

CHRISTIAN, PROM, KORN & ZEHMER

A PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

JACKSONVILLE, FLORIDA

PLEASE REPLY TO:
POST OFFICE BOX 19276
JACKSONVILLE, FLORIDA 32245-9276
TELEX 62951052

November 17, 1988

SUITE 316, SOUTHPOINT BUILDING
6620 SOUTHPOINT DRIVE, SOUTH
JACKSONVILLE, FLORIDA 32216
TELEPHONE (904) 730-2111

St. Johns County Planning and
Zoning Department
County Administration Building
State Road #16-A
St. Augustine, Florida 32085

Re: Title Opinion on Property Located in St. Johns County,
Florida, owned by March Investments, Inc., and
described in Rezoning Application PV-88-0006 (the
"Property").

Gentlemen:

Based upon an examination of title conducted by Ticor Title Insurance Company and a checkdown through September 26, 1988, and a subsequent checkdown through October 18, 1988, it is our opinion that the fee simple title to the Property described in this rezoning application is vested in March Investments, Inc., a Florida Corporation. Attached hereto as Exhibit "A" is a copy of the Warranty Deed vesting title to a forty acre tract of land that includes the subject Property.

You have also requested our opinion regarding liens and encumbrances affecting two parcels within the Property, being known as the library site and the fire station site, and being more particularly described in Exhibit "B" attached hereto, and being the same lands described in a deed to St. Johns County, Florida, which has been forwarded in trust pending final approval of the above-referenced rezoning application.

With respect to the library site and the fire station site, it is our opinion that the fee simple title to the sites is vested in March Investments, Inc., a Florida Corporation, subject only to the lien of 1988 real estate taxes which are not yet due and payable, that certain Declaration of Covenants and

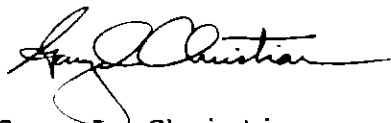
St. Johns County Planning and
Zoning Department
November 17, 1988
Page 2

Restrictions recorded on October 14, 1988, in Official Records Book 799, page 187, of the public records of St. Johns County, Florida, executed by March Investments, Inc. and dated September 29, 1988, and certain mortgages and financing statements held by Sandia Federal Savings and Loan Association, for which a Partial Release of Mortgages and Financing Statements has been previously delivered to you in trust pending final approval of the above-referenced rezoning application.

This opinion may be relied upon by St. Johns County, Florida, its successors and assigns, and by no other party.

Sincerely,

Christian, Prom, Korn & Zehmer



Gary I. Christian
For the Firm

CPKZ/GIC/thd\March.TO

Attachment

84 11549

Warranty Deed

71648 nu 611

THIS INDENTURE, made this 15th day of June, 1984, between

BASFORD-CREWS & ASSOCIATES, INC., a Florida corporation

of the County of Duval and State of Florida, hereinafter called the grantor, which term shall include, wherever the context permits or requires, singular or plural, heirs, legal representatives, successors, and assigns, and

MARCH INVESTMENTS, INC.

whose post-office address is 2401 Gulf Life Drive, Jacksonville, Florida 32207

County of Duval and State of Florida, hereinafter called the grantees, which term shall include, wherever the context permits or requires, singular or plural, heirs, legal representatives, successors and assigns.

WITNESSETH: That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to the grantor in hand paid by the grantees, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees forever all that certain real property situate in the County of St. Johns, State of Florida, described as follows:

SEE EXHIBIT "A" Attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the grantees in fee simple.

And the grantor does hereby fully warrant the title to said real property, excepting herefrom riparian and littoral rights herein conveyed, if any, and said grantor will defend the same against the lawful claims of all persons whomsoever.

This conveyance is SUBJECT TO: (1) All unpaid taxes for the current year, if any, the payment of which is assumed by the grantee as part of the consideration for this conveyance; and, (2) Restrictions and restrictive covenants of record, if any, and, if a recorded plat is above mentioned, such restrictions and/or covenants as may be shown thereon. *option agreement(s).

IN WITNESS WHEREOF, the grantor has executed this warranty deed under seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]

BASFORD-CREWS & ASSOCIATES, INC.

BY: [Handwritten signature] (SEAL)

HENRY A. CREWS, President

ATTEST: [Handwritten signature]

WILLIAM F. BASFORD, JR., Secretary

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Henry A. Crews

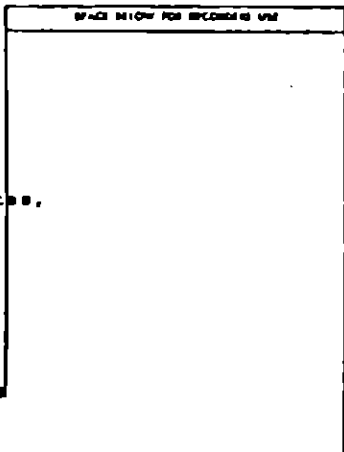
to me known to be the persons described in and who executed the foregoing warranty deed as President and Secretary respectively of BASFORD-CREWS & ASSOCIATES, INC.

the corporation named therein, and severally acknowledged to and before me that they executed the same as the act and deed of said corporation.

WITNESS my hand and official seal to the State and County aforesaid this 15th day of June, 1984

[Handwritten signature]
Notary Public for the State and County Aforesaid
My commission expires [blank] [blank] [blank] 1984

This instrument prepared by:
Address John T. Esquire
3378 East Bay 5 Jacksonville, FL 32202

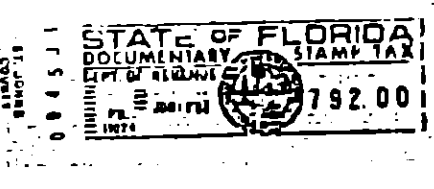
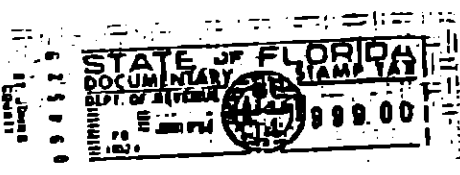
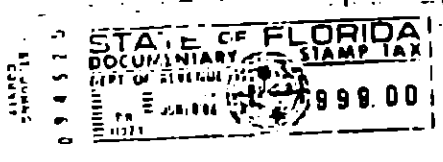
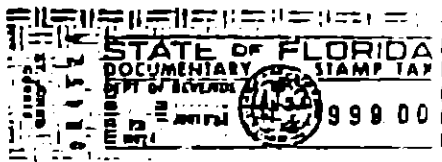


STATE OF FLORIDA
COUNTY OF DUVAL

Before me personally appeared, WILLIAM T. BASFORD, JR., to me known to be the person described in and who executed the foregoing warranty deed as Secretary of Basford-Crews & Associates, Inc., the corporation named therein, and he acknowledged to and before me that he executed the same as the act and deed of said corporation.

WITNESS my hand and official seal in the State and County aforesaid this 15th day of June, A.D., 1984.

Samuel Christian
Notary Public, State of Florida.
My Commission expires:
Notary Public, State of Florida
My Commission Expires Oct. 30, 1984



All of that part of Government Lot 7, Section 22, Township 3 South, Range 29 East, St. Johns County, Florida, lying Westerly of State Road No. 203 (A-1-A By-Pass a 188.00' right-of-way) all of that part of Government Lot 12, Section 21, Township 3 South, Range 29 East, St. Johns County, Florida, lying Westerly of State Road No. 203 and Southerly of Solano Road (a 60.00' right-of-way) being more particularly described as beginning at the South-east corner of said Government Lot 12; thence S. 89° 04' 02" W., along the South line of said Government Lot 12, 1378.32'; thence N. 01° 13' 06" W., along the West line of said Government Lot 12, 1260.59' to a point in the Southerly right-of-way line of Solano Road; thence N. 85° 37' 10" E., along said Southerly right-of-way line, 1214.36' to an intersection with said Westerly right-of-way line of State Road No. 203, said point being in a curve concave Northeasterly and having a radius of 2952.93'; thence along and around said curve, an arc distance of 417.19' to a Point of Tangency said arc being subtended by a chord bearing and distance of S. 13° 57' 56" E., 411.86'; thence S. 17° 57' 52" E., continuing along said Westerly right-of-way line of State Road No. 203, 908.54' to an intersection with the Southerly line of said Government Lot 7; thence S. 85° 02' 18" W., along said Southerly line of Government Lot 7, 238.91' to the Point of Beginning.

Lands thus described contain 40.08 acres, more or less.

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

1981 JUN 18 PM 2:35

Paul "B" Munkel
CLERK OF COUNTY COURT

EXHIBIT "B"

TRACT B

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 89° 02' 18" EAST, ALONG THE SOUTH LINE OF SECTION 22, OF SAID TOWNSHIP AND RANGE, THE SAME BEING THE NORTH LINE OF SANDY DAKS UNIT 1, AS RECORDED IN MAP BOOK 14, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 238.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A (AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY); THENCE NORTH 17° 57' 52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 988.55 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2952.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE SUBTENDED BY A CHORD BEARING OF NORTH 17° 27' 11" WEST AND A CHORD DISTANCE OF 52.73 FEET TO A POINT ON SAID CURVE AND SAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING; THENCE SOUTH 88° 34' 36" WEST PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD (AS NOW ESTABLISHED AS A 68 FOOT RIGHT OF WAY), A DISTANCE OF 241.28 FEET; THENCE SOUTH 63° 07' 43" WEST, A DISTANCE OF 48.73 FEET; THENCE SOUTH 81° 12' 00" EAST PARALLEL WITH THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 63.88 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 63° 33' 31" WEST AND A CHORD DISTANCE OF 55.46 FEET TO A POINT ON SAID CURVE; THENCE NORTH 81° 12' 00" WEST, PARALLEL WITH THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 12, A DISTANCE OF 226.71 FEET; THENCE NORTH 88° 34' 36" EAST, PARALLEL WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD, A DISTANCE OF 285.43 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, SAID RIGHT OF WAY BEING A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2952.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE SUBTENDED BY A CHORD BEARING OF SOUTH 13° 14' 28" EAST AND A CHORD DISTANCE OF 175.45 FEET TO THE POINT OF BEGINNING, CONTAINING 1.28 ACRES MORE OR LESS.

TRACT C

A PART OF GOVERNMENT LOT 12, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THE SAME BEING THE NORTHEAST CORNER OF INLET BEACH UNIT EIGHT, AS RECORDED IN MAP BOOK 13, PAGES 111, 112 AND 113 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89° 04' 18" WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, THE SAME BEING THE NORTH LINE OF SAID INLET BEACH UNIT EIGHT, A DISTANCE OF 388.98 FEET; THENCE NORTH 81° 12' 00" WEST, PARALLEL WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 12, A DISTANCE OF 987.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 81° 12' 00" WEST, A DISTANCE OF 178.99 FEET; THENCE NORTH 88° 34' 36" EAST, PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOLANO ROAD, (AS NOW ESTABLISHED AS A 68 FOOT RIGHT OF WAY), A DISTANCE OF 135.88 FEET; THENCE SOUTH 81° 12' 00" EAST, A DISTANCE OF 226.71 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 285.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 81° 18' 26" WEST AND A CHORD DISTANCE OF 99.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88° 48' 00" WEST, A DISTANCE OF 7.28 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 38.88; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 46° 12' 00" WEST AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING, CONTAINING 8.66 ACRES MORE OR LESS.