RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
RESOLUTION NO. 88-49

WHEREAS, Harlum Development Company, as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as "Clewiston Unit C," and,

WHEREAS, the Owner and Mortgagee have dedicated certain roads, streets, easements, rights-of-way or other areas as shown on the subdivision plat for the uses and purposes thereon stated,

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

Section 1. The above-described subdivision plat is conditionally approved by the Board of County Commissioners of St. Johns County, Florida, subject to Section #6.

Section 2. The dedicated roads, streets, easements, rights-of-way and other areas shown on the plat are conditionally accepted by the Board of County Commissioners of St. Johns County on behalf of the beneficiaries to the dedication. This acceptance shall not be deemed an acceptance requiring construction or maintenance of the roads, streets, easements, rights-of-way or other areas by the County. This acceptance is subject to Section #6.

Section 3. The Construction Bond is waived.

Section 4. The Warranty Bond is waived.

Section 5. The Clerk is instructed to file the title deed.

Section 6. The approval and acceptance described in Sections 1 and 2 shall not take effect until the plat has been signed by each of the following departments, persons or offices:
a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida
b) County Attorney
c) County Planning Department or Office
d) County Zoning Department or Office
e) Clerk of Courts

The Clerk shall not sign or accept the plat for recording until it has been signed by each of the above persons or entities described in a) through d) above and the construction bond unless waived, has been delivered to the Clerk. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval and acceptances shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein, shall be deemed to have occurred.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 23rd day of February, 1989.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Carl "Bud" Markel, Clerk

BY: Lawrence O. Hartley
Its Chairman

ATTEST: [Signature]
Deputy Clerk
TO: ST. JOHNS COUNTY, a political subdivision of the State of Florida.

With the understanding that this Opinion of Title is furnished to ST. JOHNS COUNTY, FLORIDA as an inducement for acceptance of a proposed final subdivision plat covering the real property hereinafter described, it is hereby certified that we have examined Loan Policy of Title Insurance Number 10 0113 02 002995, issued by Chicago Title Insurance Company, covering the period from the BEGINNING to October 26, 1987, at 3:25 p.m., inclusive, and computer update provided by Title Searchers of Flagler County, Inc., covering the period from October 26, 1987, at 3:25 p.m. through February 9, 1988, at 5:00 p.m., inclusive, of the following described real property:

See Exhibit "A" attached hereto and made a part hereof

Basing our opinion on said examination covering said period, we are of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in:

HARBOUR DEVELOPMENT COMPANY,
a Florida general partnership

Subject to the following encumbrances, liens, and other exceptions (NOTE - All recording references herein, unless otherwise indicated, are to the Public Records of St. Johns County, Florida):

GENERAL EXCEPTIONS

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics' or materialmens' liens.
5. Zoning and other restrictions imposed by governmental authority.

SPECIAL EXCEPTIONS

1. RIPARIAN RIGHTS AND TITLE to that portion of subject property lying below the normal high water mark of the lake are hereby excepted.
4. EASEMENTS as set forth in instrument recorded in Official Records Book 341, Page 703, as amended by EASEMENT AGREEMENT filed September 2, 1983, recorded in Official Records Book 602, Page 573, and further amended and assigned to Intercoastal Utilities, Inc., by ASSIGNMENT OF EASEMENTS AND


6. EASEMENTS AND RESERVATIONS as recited on plat of Sawgrass, Unit One, filed in Map Book 12, Pages 3 through 18.


8. MEMORANDUM OF AGREEMENTS (HDC/COUNTRY CLUB), filed May 1, 1987, recorded in Official Records Book 743, Page 447.

9. COVENANTS, RESTRICTIONS AND RESERVATIONS as set forth in SPECIAL WARRANTY DEED (HDC/COUNTRY CLUB) dated April 30, 1987, by ARVIDA CORPORATION to HARBOUR DEVELOPMENT COMPANY, filed May 1, 1987, recorded in Official Records Book 743, Page 452.

10. ACCESS EASEMENT OVER SAWGRASS DRIVE (HDC/COUNTRY CLUB), filed May 1, 1987, recorded in Official Records Book 743, Page 484.

11. MORTGAGE AND SECURITY AGREEMENT (HDC/COUNTRY CLUB) dated April 30, 1987, between HARBOUR DEVELOPMENT COMPANY ("Mortgage") and ARVIDA CORPORATION ("Mortgagor") to secure the amount of $1,946,000.00, filed May 1, 1987, recorded in Official Records Book 743, Page 463, as assigned by ARVIDA CORPORATION to ARVIDA/JMB PARTNERS pursuant to ASSIGNMENT OF MORTGAGE filed September 14, 1987, recorded in Official Records Book 757, Page 253, and modified pursuant to MORTGAGE SPREADER AGREEMENT, filed October 23, 1987, recorded in Official Records Book 761, Page 324.


13. ASSIGNMENT OF RESERVED RIGHTS RELATING TO REAL PROPERTY by ARVIDA CORPORATION to ARVIDA/JMB PARTNERS, filed September 14, 1987, recorded in Official Records Book 757, Page 248.

14. The following security documents between HARBOUR DEVELOPMENT COMPANY and CENVILL INVESTORS, INC., which documents have been subordinated to the mortgage described in item 11(a) hereof pursuant to that certain SUBORDINATION AGREEMENT dated and filed October 26, 1987, between CENVILL INVESTORS, INC. and FLORIDA FEDERAL SAVINGS AND LOAN ASSOCIATION, recorded in Official Records Book 761, Page 969:

(a) MORTGAGE dated April 30, 1987, between HARBOUR DEVELOPMENT COMPANY ("Mortgagor") and CENVILL INVESTORS, INC. ("Mortgagee") to secure the amount of $1,200,000.00, filed May 1, 1987, recorded in Official Records Book 743, Page 490 (COVERING SUBJECT PROPERTY AND OTHER LAND).

(b) COLLATERAL ASSIGNMENT OF LICENSES AND AGREEMENTS AFFECTING REAL ESTATE dated April 30, 1987 between HARBOUR DEVELOPMENT COMPANY ("Borrower") and CENVILL INVESTORS, INC. ("Lender"), filed May 1, 1987, recorded in Official Records Book 743, Page 518.

(c) COLLATERAL ASSIGNMENT OF PURCHASE AGREEMENTS dated April 30, 1987 between HARBOUR DEVELOPMENT COMPANY ("Assignor") and CENVILL INVESTORS, INC. ("Assignee"), filed May 1, 1987, recorded in Official Records Book 743, Page 525.
ASSIGNMENT OF LESSOR'S INTEREST dated April 30, 1987 between HARBOUR DEVELOPMENT COMPANY ("Assignor") and CENVILL INVESTORS, INC. ("Assignee"), filed May 1, 1987, recorded in Official Records Book 743, Page 531.

COLLATERAL ASSIGNMENT OF UTILITY AGREEMENTS dated April 30, 1987 between HARBOUR DEVELOPMENT COMPANY ("Assignor") and CENVILL INVESTORS, INC. ("Assignee"), filed May 1, 1987, recorded in Official Records Book 743, Page 538.


MORTGAGE SPREADER AGREEMENT, filed October 23, 1987, recorded in Official Records Book 761, Page 328.

The following security documents between HARBOUR DEVELOPMENT COMPANY ("Borrower") and FLORIDA FEDERAL SAVINGS AND LOAN ASSOCIATION ("Lender") dated and filed October 26, 1987:

- MORTGAGE recorded in Official Records Book 761, Page 946.

Therefore, it is our opinion that the following parties must join in the plating of the above described real property in order to grant ST. JOHNS COUNTY, FLORIDA, and the public, a good and proper title to the dedicated areas shown on the final Plat of the aforesaid property.

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<tr>
<th>NAME</th>
<th>INTEREST</th>
<th>SPECIAL EXCEPTION NUMBER</th>
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<tbody>
<tr>
<td>ARVIDA/JMB PARTNERS</td>
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<tr>
<td>CENVILL INVESTORS, INC.</td>
<td>Mortgagee</td>
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</tr>
<tr>
<td>FLORIDA FEDERAL SAVINGS AND LOAN ASSOCIATION</td>
<td>Mortgagee</td>
<td>16</td>
</tr>
</tbody>
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I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and am a member in good standing of the Florida Bar.

Respectfully submitted this 17th day of February, 1988.

GREENBERG, TRAURIG, ASKEW, HOFFMAN, LIPOFF, ROSEN & QUENTEL, P.A.

By: [Signature]

1401 Brickell Avenue
Miami, Florida 33131
(305) 579-0565
EXHIBIT A

NOTE: COORDINATES SHOWN ON THIS PAGE

NOTE: JOHN COUNTY PLANNING DEPARTMENT HAS APPROVED THIS FINAL

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